



Launceston Close | Walsall | WS5 3EG

Offers Over £360,000



## Summary

\*\* DETACHED FAMILY HOME \*\* POPULAR CUL DE SAC LOCATION \*\* POPULAR RESIDENTIAL AREA \*\* CLOSE TO LOCAL AMENITIES \*\* THREE BEDROOMS \*\* ENTRANCE PORCH \*\* HALLWAY \*\* FAMILY BATHROOM \*\* OPEN PLAN LIVING/DINING ROOM \*\* BREAKFAST KITCHEN \*\* UTILITY AREA \*\* GUEST WC \*\* PARKING TO FRONT \*\* GARAGE \*\* ENCLOSED REAR GARDEN \*\* UPVC DOUBLE GLAZED \*\* GAS CENTRAL HEATING \*\*

Webbs Estate Agents are delighted to present this spacious three-bedroom family home, perfectly positioned in the sought-after area of Walsall. With excellent access to local schools, shops, and a range of amenities, this property offers an ideal setting for family living.

Internally, the home features a kitchen, a generous open-plan living and dining area, three double bedrooms, a modern family bathroom, and the additional benefit of an integrated garage, providing useful storage.

Externally, the property boasts a private driveway and a good-sized rear garden, offering an excellent space for outdoor enjoyment.

Early viewing is highly recommended to appreciate the size and potential of this wonderful home.

## Key Features

- DETACHED FAMILY HOME
- THREE BEDROOMS
- BREAKFAST KITCHEN
- GUEST WC
- GARAGE
- POPULAR CUL DE SAC LOCATION
- OPEN PLAN LIVING / DINING ROOM
- UTILITY AREA
- PARKING TO FRONT
- GARDEN TO REAR

## Rooms and Dimensions

### ENTRANCE PORCH

### HALLWAY

### OPEN PLAN LIVING/DINING ROOM

25'8" x 11'5" (7.84 x 3.48)

### KITCHEN

10'1" x 9'5" (3.09 x 2.89)

### UTILITY AREA

### BEDROOM ONE

13'7" x 11'5" (4.16 x 3.48)

### BEDROOM TWO

11'9" x 9'6" (3.59 x 2.90)

### BEDROOM THREE

8'4" x 11'6" (2.55 x 3.53)

### BATHROOM

7'1" x 9'6" (2.17 x 2.91)

### GARAGE

15'9" x 7'3" (4.82 x 2.21)

### Identification Checks

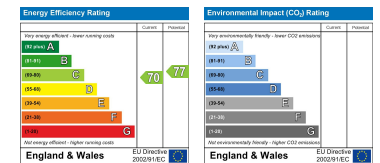
### OUTSIDE







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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