



Heather Road | Walsall | WS3 2QA

£160,000

 **Webbs**
estate agents

Summary

****CASH BUYERS ONLY**** **THREE BEDROOM SEMI** ****TWO RECEPTION ROOMS**** **FITTED KITCHEN** ****UTILITY AND STORE ROOM**** **THREE GENEROUS BEDROOMS** ****FITTED BATHROOM** ****DECEPTIVELY SPACIOUS**** **DRIVE TO THE FRONT****

Webbs Estate Agents are delighted to present this charming three-bedroom semi-detached house located on Heather Road in Walsall. This property is ideally situated in a sought-after area, conveniently close to a variety of local amenities, including shops, schools, and excellent transport links.

As you approach the property, you will find a driveway that provides off-road parking. Upon entering, you are welcomed into a generous lounge that offers ample space for relaxation and family gatherings. The fitted kitchen is well-equipped and flows into a dining room, making it perfect for entertaining. Additionally, the ground floor features a guest WC, a utility room, and two storage rooms, providing practical solutions for everyday living. There is also convenient access from the front of the house to the rear garden.

Moving to the first floor, you will discover three spacious bedrooms, each offering a comfortable retreat. The bathroom is also located on this level, catering to the needs of the household.

The rear garden is a private and enclosed space, ideal for outdoor activities or simply enjoying the fresh air. This home is being offered for sale to cash buyers only and presents a fantastic opportunity

Key Features

- CASH BUYERS ONLY
- DECEPTIVELY SPACIOUS
- TWO RECEPTION ROOMS
- UTILITY ROOM AND STORE ROOM
- CLOSE TO ALL LOCAL AMENITIES
- THREE BEDROOM SEMI
- DRIVE AND REAR GARDEN
- GUEST WC
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Lounge

21'0" x 12'1" (6.401m x 3.708m)

Dining Room

10'9" x 8'4" (3.291m x 2.549m)

Kitchen

10'0" x 7'7" (3.072m x 2.321m)

Utility

7'7" x 4'10" (2.317m x 1.488m)

Lobby/ Store Room

10'7" x 9'9" (3.248m x 2.982m)

Lobby/ Store room 2

5'6" x 11'4" (1.689m x 3.466m)

First Floor Landing

Bedroom One

13'6" x 12'3" (4.122m x 3.740m)

Bedroom Two

13'7" x 8'7" (4.144m x 2.618m)

Bedroom Three

8'6" x 9'4" (2.611m x 2.862m)

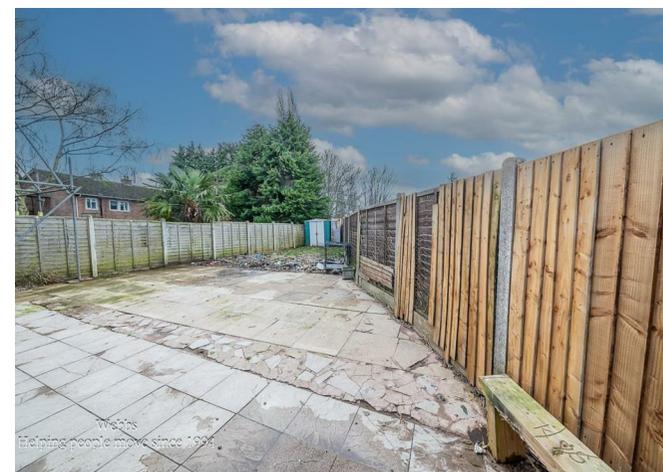
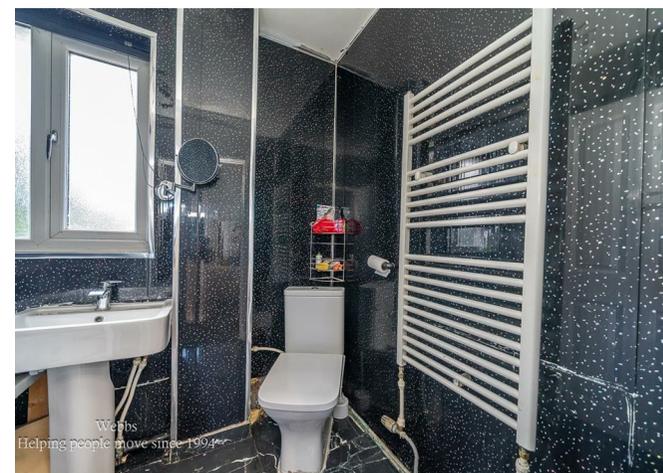
Family Bathroom

6'11" x 5'6" (2.1279m x 1.679m)

Identification Checks B

Agents Note

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Approximate total area⁽¹⁾
96.6 m²
Reduced headroom
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

