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Wolverhampton Road | Walsall | WS3 4AE

Asking Price £240,000



## Summary

**\*\*DECEPTIVELY SPACIOUS THREE BEDROOM HOME\*\*** **\*\*THREE GENEROUS BEDROOMS\*\*** **\*\*LARGE PLOT\*\*** **\*\*LOG BURNER TO LIVING ROOM\*\*** **\*\*KITCHEN DINER\*\*** **\*\*FITTED KITCHEN AND BATHROOM\*\*** **\*\*PRIVATE AND ENCLOSED REAR GARDEN\*\*** **\*\*CORNER PLOT\*\*** **\*\*POPULAR LOCATION\*\*** **\*\*CLOSE TO ALL LOCAL AMENITIES\*\*** **\*\*VIEWING ESSENTIAL\*\***

Nestled on Wolverhampton Road in the charming area of Pelsall, Walsall, this deceptively spacious semi-detached house offers a delightful family home. Set on a generous corner plot, the property boasts a large block-paved front.

Upon entering, you are greeted by a welcoming entrance hall that leads into a comfortable lounge, complete with a feature log burner, perfect for cosy evenings. The heart of the home is undoubtedly the open-plan kitchen diner, which is designed for both functionality and socialising. This area features convenient under-stairs storage, ensuring that the space remains tidy and organised.

The first floor comprises three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The modern fitted bathroom is well-appointed and caters to the needs of a busy household.

Stepping outside, you will find a private and enclosed rear garden, ideal for outdoor entertaining or simply enjoying the fresh air. The garden features a patio area, perfect for al fresco dining, and is

## Key Features

- LARGE CORNER PLOT
- KITCHEN DINER
- LARGE BLOCK PAVED FRONTAGE
- PRIVATE AND ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- THREE GENEROUS BEDROOMS
- LOG BURNER TO LOUNGE
- FITTED BATHROOM
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!!

## Rooms and Dimensions

### Entrance Hall

### Lounge

13'4" x 12'3" (4.086m x 3.740m)

### Kitchen Diner

16'0" x 13'0" (4.877m x 3.966m)

### First Floor Landing

### Bedroom One

11'10" x 9'5" (3.610m x 2.890m)

### Bedroom Two

11'0" x 9'1" (3.365m x 2.782m)

### Bedroom Three

9'8" x 6'4" (2.951m x 1.948m)

### Family Bathroom

5'10" x 6'0" (1.80m x 1.83m)

### Identification Checks B

### Agent Note

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### Premium Conveyancing (B)







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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Score	Band	Score	Band
83	B	83	B
82	B	82	B
81	B	81	B
80	B	80	B
79	B	79	B
78	B	78	B
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5	B	5	B
4	B	4	B
3	B	3	B
2	B	2	B
1	B	1	B

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