



Reedswood Lane | Walsall | WS2 8QP

Offers Over £280,000

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# Summary

**\*\*HEAVILY EXTNEDED AND IMPROVED\*\*MODERN KITCHEN DINER\*\*CONSERVATORY TO THE REAR\*\*OUTBUILDING\*\*FOUR PIECE SUITE BATHROOM\*\*FINISHED TO A HIGH STANDARD\*\*PERFECT FAMILY HOME\*\*VIEWING ESSENTIAL\*\***

Webbs Estate Agents are delighted to present this beautifully extended and improved semi-detached house located on Reedswood Lane in Walsall. This charming three-bedroom home is situated in a popular residential area, conveniently close to local amenities, including shops, schools, and excellent transport links.

As you approach the property, you will find a driveway leading to a welcoming porch. Upon entering, you are greeted by an extended lounge diner, providing a spacious and inviting area for family gatherings and entertaining guests. At the rear of the house, a modern fitted kitchen diner opens into a delightful conservatory, perfect for enjoying the garden views throughout the seasons.

The first floor boasts two generously sized double bedrooms and a well-proportioned single bedroom, ensuring ample space for family living. The family bathroom features a stylish four-piece suite, offering both comfort and convenience.

Stepping outside, the large landscaped rear garden is a true highlight of this property. It features a paved patio area, extensive lawns, and a substantial brick outbuilding, which can serve as a storage

## Key Features

- HEAVILY EXTNEDED AND IMPROVED
- LOUNGE DINER
- LARGE REAR GARDEN
- PERFECT FAMILY HOME
- VIEWING ESSENTIAL
- KITCHEN DINER
- CONSERVATORY
- OUTBUILDING TO THE REAR
- MODERN FITTED FOUR PIECE FAMILY BATHROOM
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922663399

## Rooms and Dimensions

### Entrance Hall

3'9" x 4'0" (1.16m x 1.24m)

### Lounge Diner

26'0" x 15'7" (7.93m x 4.75m)

### Kitchen Diner

16'1" x 8'7" (4.92m x 2.64m)

### Conservatory

15'1" x 8'4" (4.62m x 2.55m)

### First Floor Landing

### Bedroom One

15'7" x 10'0" (4.76m x 3.05m)

### Bedroom Two

14'3" x 7'10" (4.36m x 2.41m)

### Bedroom Three

7'7" x 6'6" (2.33m x 1.99m)

### Family Bathroom

8'8" x 8'0" (2.65m x 2.45m)

### Outbuilding

19'3" x 18'0" (5.87m x 5.49m)

### Identification Checks 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                                                                                                                                                                                                                                     |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                                                                                                                                                                    | Potential | Current                                                                                                                                                                                                                                                                            | Potential |
| <p>Key energy efficiency - lower energy costs</p> <p>100-120 kWh/m<sup>2</sup>/year <b>A</b></p> <p>120-135 kWh/m<sup>2</sup>/year <b>B</b></p> <p>135-150 kWh/m<sup>2</sup>/year <b>C</b></p> <p>150-165 kWh/m<sup>2</sup>/year <b>D</b></p> <p>165-180 kWh/m<sup>2</sup>/year <b>E</b></p> <p>180-200 kWh/m<sup>2</sup>/year <b>F</b></p> <p>200-220 kWh/m<sup>2</sup>/year <b>G</b></p> |           | <p>Key environmental impact - lower CO<sub>2</sub> emissions</p> <p>100-120 g/kWh <b>A</b></p> <p>120-135 g/kWh <b>B</b></p> <p>135-150 g/kWh <b>C</b></p> <p>150-165 g/kWh <b>D</b></p> <p>165-180 g/kWh <b>E</b></p> <p>180-200 g/kWh <b>F</b></p> <p>200-220 g/kWh <b>G</b></p> |           |
| <p>Not applicable - higher energy costs</p> <p>England &amp; Wales EU Directive 2002/91/EC</p>                                                                                                                                                                                                                                                                                             |           | <p>Not applicable - higher CO<sub>2</sub> emissions</p> <p>England &amp; Wales EU Directive 2002/91/EC</p>                                                                                                                                                                         |           |