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**Cresswell Crescent | Bloxwich, Walsall | WS3 2TR**

**Offers In The Region Of £190,000**

 **Webbs**  
estate agents

## Summary

**\*\*DECEPTIVELY SPACIOUS\*\*THREE BEDROOMS\*\*MODERN REFITTED KITCHEN\*\*TWO RECEPTION ROOMS\*\*PERFECT FIRST TIME BUY OR INVESTMENT\*\* SOLAR PANNELS\*\*VIEWING ESSENTIAL\*\*POPULAR LOCATION\*\***

Welcome to this deceptively spacious and improved three-bedroom terraced house located on Cresswell Crescent in Walsall. This charming home offers a perfect blend of comfort and modern living, making it an ideal choice for families or first-time buyers.

As you approach the property, you will notice the convenient drive to the front, providing off-road parking. Upon entering, you are greeted by a welcoming entrance porch that leads into a generous lounge, perfect for relaxing or entertaining guests. The dining room offers ample space for family meals, while the modern refitted kitchen, complete with a lobby area, is both functional and stylish, catering to all your culinary needs.

Moving to the first floor, you will find three well-proportioned bedrooms, each offering a comfortable retreat. The fitted shower room is contemporary and conveniently located, ensuring ease of access for all residents.

## Key Features

- THREE BEDROOMS
- MODERN REFITTED KITCHEN
- POPULAR LOCATION
- VIEWING ESSENTIAL
- PERFECT FIRST TIME BUY OR INVESTMENT
- TWO RECEPTION ROOMS
- FIRST FLOOR SHOWER ROOM
- CLOSR TO ALL LOCAL AMENITIES
- SOLAR PANNELS
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Porch

### Lounge

16'7" x 15'10" (5.068m x 4.840m)

### Dining Room

11'0" x 9'8" (3.369m x 2.963m)

### Refitted kitchen

8'3" x 9'8" (2.533m x 2.952m)

### Lobby

6'2" x 3'4" (1.896m x 1.029m)

### First Floor Landing

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### Bedroom One

13'4" x 13'10" (4.068m x 4.237m)

### Bedroom Two

13'3" x 9'10",82'0" (4.058m x 3,025m)

### Bedroom Three

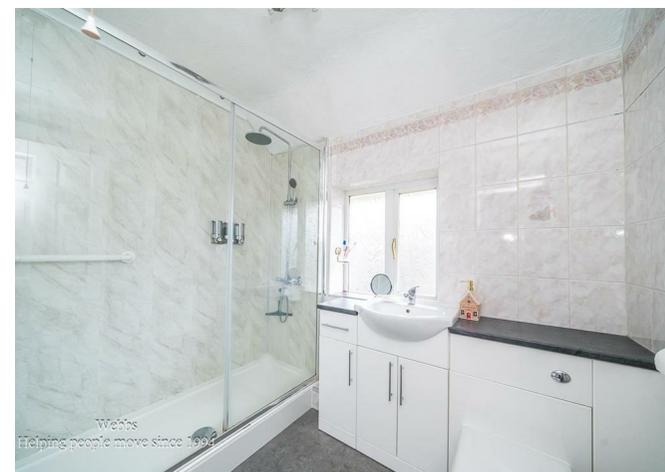
8'10" x 8'5" (2.704m x 2.589m)

### Shower Room

7'10" x 5'8" (2.410m x 1.742m)

### Identification Checks B

### Agents Note







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
105-120	A	10-15	A
90-105	B	16-20	B
75-89	C	21-25	C
60-74	D	26-30	D
45-59	E	31-35	E
30-44	F	36-40	F
15-29	G	41-45	G

England & Wales EU Directive 2002/91/EC