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**Somerfield Road | Walsall | WS3 2EN**  
Asking Price £205,000

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## Summary

\*\*THREE BEDROOMS\*\*MODERN FITTED KITCHEN\*\*REFITTED ROOF\*\*REFITTED SHOWER ROOM\*\*GUEST WC\*\*CONSERVATORY TO THE REAR\*\*LANDSCAPED FRONT AND REAR GARDEN\*\*POPULAR LOCATION\*\*PERFECT FAMILY HOME\*\*CLOSE TO ALL LOCAL AMENITIES\*\*MODERN THROUGHOUT\*\*

Nestled on Somerfield Road in Walsall, this charming semi-detached house offers a delightful blend of comfort and convenience. Just a stone's throw from Bloxwich High Street, residents will find an array of local amenities right at their doorstep, including shops, schools, and excellent transport links. Upon entering the property, you are greeted by a welcoming canopied entrance that leads into a spacious hall. The lounge is a particular highlight, featuring a lovely fireplace that adds warmth and character to the space. The modern fitted kitchen is well-equipped, making it a joy for any home cook. Additionally, a separate guest WC enhances the practicality of the ground floor. At the rear, a bright conservatory provides a perfect spot to relax and enjoy views of the garden. The first floor boasts three generous bedrooms, each offering ample space for rest and relaxation. A recently refitted shower room serves this level, ensuring that the home meets modern standards of comfort and style.

## Key Features

- IMPROVED THREE BEDROOM HOME
- REFITTED BATHROOM
- CONSERVATORY TO THE REAR
- POPULAR LOCATION
- VIEWING RECOMMENDED
- FITTED KITCHEN
- NEW ROOF
- THREE GENEROUS BEDROOMS
- CLOSE TO ALL LOCAL AMENITIES
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Entrance Hall

### Lounge

13'7" x 13'0" (4.151m x 3.987m)

### Kitchen

16'7" x 7'10" (5.072m x 2.398m)

### Conservatory

14'9" x 9'6" (4.509m x 2.903m)

### Guest WC

7'3" x 2'7" (2.231m x 0.812m)

### First Floor Landing

### Bedroom One

10'8" x 9'8" (3.275m x 2.961m)

### Bathroom

7'8" x 5'9" (2.347m x 1.773m)

### Bedroom Two

11'5" x 7'10" (3.481m x 2.412m)

### Bedroom Three

8'8" x 8'1" (2.653m x 2.465m)

### 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	Planned
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	81	
High A	B	64	
High B	C		
High C	D		
High D	E		
High E	F		
High F	G		
All energy efficient - lower running costs			
All energy efficient - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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