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**Birchcroft | Walsall | WS9 8LB**  
**Offers In The Region Of £365,000**

**W** Webbs  
estate agents

## Summary

\*\* EXTENDED SEMI DETACHED BUNGALOW \*\* DESIRABLE QUIET LOCATION IN ALDRIDGE \*\* CLOSE TO AMENITIES AND SHOPS \*\* DECEPTIVELY SPACIOUS \*\* THREE BEDROOMS \*\* BATHROOM \*\* LIVING ROOM \*\* SPACIOUS BREAKFAST KITCHEN \*\* REAR LOBBY \*\* GENEROUS DRIVEWAY \*\* CARPORT AND GARAGE \*\* GOOD SIZE REAR GARDEN \*\* DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* NO ONWARD CHAIN \*\*

Webbs Estate Agents have pleasure in offering this extended semi detached bungalow nestled in a quiet desirable and convenient location, being close to Aldridge centre amenities and shops. Briefly comprising : Reception hallway , rear lobby, spacious breakfast kitchen , large living room, 3 bedrooms and a bathroom. Externally there is a generous driveway, enclosed car port, garage and a generous rear garden. For a viewing please call our Aldridge branch on 01922 288800.

## Key Features

- NO ONWARD CHAIN
- EXTENDED SEMI DETACHED BUNGALOW
- LIVING ROOM
- BATHROOM
- GOOD SIZE REAR GARDEN
- QUIET LOCATION CLOSE TO ALDRIDGE
- 3 BEDROOMS
- BREAKFAST KITCHEN
- AMPLE PARKING, GARAGE & CARPORT
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### Agents Note

#### ENTRANCE HALL

#### BREAKFAST KITCHEN

18'3" max x 13'10" max (5.57 max x 4.22 max)

#### LIVING ROOM

16'6" x 14'1" (5.05 x 4.30)

#### REAR LOBBY

#### BEDROOM ONE

10'4" x 13'6" (3.17 x 4.14)

#### BEDROOM TWO

8'6" x 7'11" (2.61 x 2.42)

#### BEDROOM THREE

7'10" x 9'4" (2.4 x 2.87)

#### BATHROOM

7'4" x 6'2" (2.25 x 1.90)

#### CARPORT & GARAGE

#### OUTSIDE

#### Identification Checks







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	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Band A	B	Band A	B
Band B	C	Band B	C
Band C	D	Band C	D
Band D	E	Band D	E
Band E	F	Band E	F
Band F	G	Band F	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	