



Webbs
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Kingswood Drive | Walsall | WS6 6NX
Offers Invited £280,000

W Webbs
estate agents

Summary

WEBBS ESTATE AGENTS are delighted to present this charming three-bedroom semi-detached house located on Kingswood Drive in the desirable village of Great Wyrley, Walsall. This property is perfect for families or those seeking a peaceful community atmosphere while still enjoying convenient access to local amenities. Upon entering the home, you will find a welcoming lounge featuring a gas fire, ideal for cosy evenings. The ground floor also boasts a spacious dining room, a delightful conservatory that invites natural light, and a refitted kitchen that is both functional and stylish. Additionally, there is a guest WC for added convenience. Moving to the first floor, you will discover three generously sized double bedrooms, providing ample space for relaxation and rest. The bathroom is well-appointed, catering to the needs of the household. Externally, the property offers a lovely paved patio area, perfect for outdoor entertaining, alongside a well-maintained lawned garden that provides a serene space for children to play or for gardening enthusiasts. The front of the house features a neat lawn adorned with a variety of trees, enhancing the property's curb appeal. A driveway and garage offer practical parking solutions. Situated in the sought-after village of Great Wyrley, this home benefits from proximity to local schools and amenities, making it an ideal choice for families. Furthermore, excellent transport links, including the M6 and M6 Toll, ensure easy access to surrounding areas. This semi-detached house is a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of a well-appointed home. We invite you to view this property and discover all it has to offer.

Key Features

- THREE GENEROUS BEDROOMS
- GREAT SIZED LOUNGE
- GUEST W.C
- PRIVATE DRIVE & GARAGE
- ACCESS TO LOCAL GOOD SCHOOLS
- MODERN FITTED KITCHEN
- BRIGHT CONSERVATORY
- GREAT SIZED PRIVATE GARDEN
- CLOSE TO ALL MAJOR TRANSPORT LINKS
- VILLAGE LOCATION

Rooms and Dimensions

ENTRANCE PORCH

LOUNGE

12'10" x 14'4" (3.91m x 4.37m)

DINING ROOM

11'5 x 14'11" (3.48m x 4.55m)

KITCHEN

11'2" x 10'10" (3.40m x 3.30m)

CONSERVATORY

11'5" x 10'6" (3.48m x 3.20m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'10" x 14'4" (3.91m x 4.37m)

BEDROOM TWO

11'4 x 14'0 (3.45m x 4.27m)

BEDROOM THREE

9'9" x 10'3" (2.97m x 3.12m)

FAMILY BATHROOM

EXTERNALLY

GOOD SIZED REAR GARDEN

GARAGE

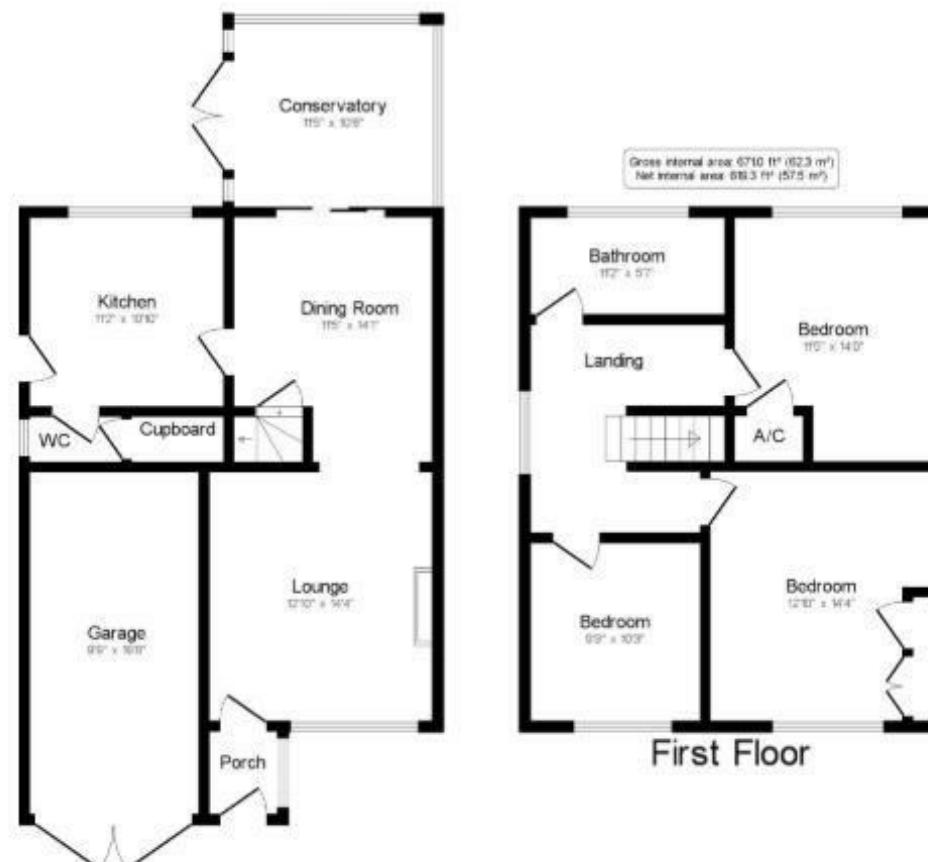
PRIVATE DRIVE

IDENTIFICATION CHECKS - C

Agents Note







This plan is for illustrative purposes only. Plan not to scale.

Ground Floor

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 ₂) Rating | |
|---|---|--|----|
| Current | | Potential | |
| Very energy efficient - lower running costs | Very environmentally friendly - lower CO ₂ emissions | | |
| Band A | Band A | | |
| Band B | Band B | 67 | 73 |
| Band C | Band C | | |
| Band D | Band D | | |
| Band E | Band E | | |
| Band F | Band F | | |
| Band G | Band G | | |
| All energy efficient - lower running costs | | All environmentally friendly - lower CO ₂ emissions | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |

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