Leamore Lane | Walsall | WS2 7AB

Asking Price £250,000

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Summary

EXTENDED AND IMPROVED THREE BEDROOM TOWN HOUSEGARAGE TO THE REAR**KITCHEN LIVING DINER**EXTNEDED SUN ROOM**STUDY**GUEST WC** THREE DOUBLE BEDROOMS**EN SUITE TO MASTER BEDROOM**POPULAR LOCATION**VIEWING ESSENTIAL**PARKING TO THE REAR**

Nestled on Leamore Lane in Walsall, this charming mid-terrace house offers a delightful blend of modern living and comfort. Built in 2009, this new build property has been thoughtfully improved and extended, making it an ideal family home. The house features two inviting reception rooms, perfect for entertaining or relaxing with loved ones.
As you enter, you are greeted by a welcoming entrance hall that leads to a convenient guest WC and a storage cupboard, which houses the washing machine. A well-appointed study area provides a quiet space for work or study. The heart of the home is undoubtedly the stunning open-plan living kitchen diner, where large bi-folding doors open up to an extended sunroom, creating a seamless flow between indoor and outdoor spaces.
On the first floor, you will find a comfortable lounge, a family bathroom, and the third double bedroom, while the second floor boasts two generously sized double bedrooms, including the master bedroom with its own en-suite bathroom. Each bedroom is designed to provide ample space and comfort for family members or guests.

Key Features

- EXTENDED AND IMPROVED THREE BEDROOM TOWN HOUSE
- GARAGE TO THE REAR
- OPEN PLAN LIVING KITCHEN DINER WITH BI FOLDING DOORS
- EXTENDED SUN ROOM
- LANDSCAPED REAR GARDEN
- GUEST WC AND SEPERATE STUDY
- EN SUITE TO MATER BEDROOM
- SPREAD OVER THREE FLOORS
- VIEWING ESSENTIAL
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!!

Rooms and Dimensions

Entrance Hall

Guest WC+
3'9" x 3'0" (1.151m x 0.92m)

Study
6'3" x 7'8" (1.93m x 2.36m)

Kitchen Living Diner
20'1" x 13'6" (6.14m x 4.12m)

Sun Room
11'5" x 8'7" (3.48m x 2.63m)

First Floor Landing

Lounge
13'6" x 10'9" (4.13m x 3.29m)

Family Bathroom
6'9" x 5'8" (2.08m x 1.75m)

Bedroom Three
13'4" x 9'10" (4.08m x 3.02m)

Second Floor Landing

Bedroom One
13'7" x 10'9" (4.15m x 3.28m)

En Suite
7'0" x 5'1" (2.14m x 1.57m)

Bedroom Two
11'8" x 9'9" (3.56m x 2.99m)

Garage

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Approximate total area(1)

108.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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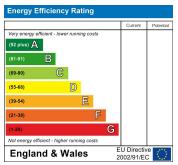

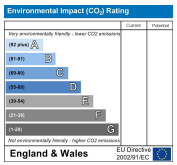

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