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**Warner Road | Walsall | WS3 1RW**

**Offers Over £200,000**

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## Summary

**\*\*LARGE PLOT\*\*MODERN FITTED KITCHEN DINER\*\*MODERN FITTED WET ROOM\*\*UTILITY ROOM\*\*STORAGE GARAGE\*\*DECEPTIVELY SPACIOUS\*\*PERFECT FIRST TIME BUY\*\*POPULAR LOCATION\*\*VIEWING ESSENTIAL\*\***

Webbs Estate Agents are delighted to present this beautifully improved end-terrace house located on Warner Road in Walsall. This charming three-bedroom home is set on a generous plot, offering both space and comfort for families or those seeking a peaceful retreat.

As you approach the property, you are greeted by a well-maintained front garden that adds to the home's curb appeal. Upon entering, you will find a welcoming entrance hall that leads into a dual-aspect lounge, which is generously sized and features a lovely fireplace, perfect for cosy evenings. Adjacent to the lounge is a modern fitted wet room, thoughtfully placed for convenience.

The heart of the home is undoubtedly the large, refitted kitchen diner, which is ideal for family meals and entertaining guests. This space is complemented by a lobby area and a separate utility room, providing ample storage and functionality.

Moving to the first floor, you will discover three spacious bedrooms, each offering a comfortable and private space for relaxation. The layout is perfect for families, ensuring everyone has their own area.

## Key Features

- LARGE PLOT
- NO ONWARD CHAIN
- MODERN FITTED WET ROOM
- PERFECT FIRST TIME BUY
- VIEWING ESSENTIAL
- DECEPTIVELY SPACIOUS HOME
- MODERN FITTED KITCHEN DINER
- UTILITY ROOM
- FINISHED TO A HIGH STANDARD THROUGHOUT
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

## Rooms and Dimensions

### Entrance Hall

### Lounge

15'9" x 10'10" (4.806m x 3.318m)

### Kitchen Diner

13'7" x 8'10" (4.143m x 2.716m)

### Lobby

24'0" x 6'3" (7.327m x 1.906m)

### Utility Room

10'10" x 5'3" (3.320m x 1.614m)

### Family Bathroom

7'9" x 4'7" (2.381m x 1.418m)

### First Floor Landing

### Bedroom one

11'11" x 10'11" (3.637m x 3.341m)

### Bedroom Two

10'10" x 10'9" (3.304m x 3.277m)

### Bedroom Three

10'4" x 6'10" (3.155m x 2.103m)

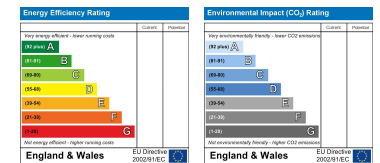
### Identification Checks B







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.



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