# Tintern Crescent | Walsall | WS3 2SQ

## Asking Price £220,000

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## Summary

**HEAVILY EXTNEDED AND IMPROVED**MODERN FITTED KITCHEN**MODERN FITTED BATHROOM**THREE BEDROOMS**KITCHEN LIVING DINER TO THE REAR**POTENTIAL FOR DRIVE SUBJECT TO PLANNING**POPULAR LOCATION**VIEWING ESSENTIAL**

Webbs Estate Agents are delighted to present this beautifully extended and improved semi-detached house located on the desirable Tintern Crescent in Walsall. This charming three-bedroom home is ideally situated close to local shops, schools, and excellent transport links, making it a perfect choice for first-time buyers.
As you approach the property, you are greeted by a well-maintained lawned garden, which offers the potential for off-road parking, subject to the necessary planning permissions. Upon entering, you will find a welcoming entrance hall that leads to a spacious lounge, featuring a lovely walk-in bay window and a cosy fireplace, creating an inviting atmosphere for relaxation.
At the rear of the house, the stunning extended open-plan living kitchen diner is a true highlight. This impressive space is filled with natural light thanks to the skylights and boasts a variety of modern wall and base units, complemented by a selection of integrated appliances, making it perfect for both cooking and entertaining.
On the first floor, you will discover two generously sized double bedrooms and a well-proportioned single bedroom, providing ample space for family or guests. The modern refitted family bathroom is

## Key Features

- HEAVILY EXTNEDED AND IMPROVED THROUGHOUT
- POTENTIAL FOR A DRIVE SUBJECT TO RELEVANT PLANNING
- MODERN FITTED KITCHEN
- PERFECT FIRST TIME BUY
- VIEWING ESSENTIAL
- THREE BEDROOMS
- OPEN PLAN LIVING KITCHEN DINER
- MODERN FITTED BATHROOM
- DECEPTIVLEY SPACIOUS THROUGHOUT
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922663399

## Rooms and Dimensions

**Entrance Hall**
4'11" x 6'2" (1.51m x 1.9)

**Lounge**
14'9" x 15'8" (4.50m x 4.80m)

**Dining area**
9'6" x 18'4" (2.91m x 5.59m)

**Kitchen**
11'4" x 8'7" (3.46m x 2.64m)

**First Floor Landing**

**Bedroom One**
12'11" x 10'4" (3.95m x 3.15m)

**Bedroom Two**
9'7" x 11'1" (2.93m x 3.39m)

**Bedroom Three**
7'10" x 8'8" (2.40m x 2.65m)

**Family Bathroom**
7'9" x 5'4" (2.38m x 1.65m)

**Identification Checks B**

**PREMIUM CONVEYANCING (C)**

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**Approximate total area**(1)

85.7 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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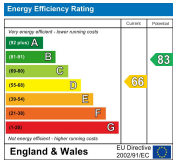


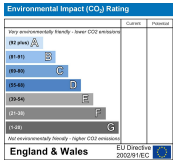


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