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**Water Reed Grove | Walsall | WS2 7AE**

**Asking Price £160,000**

 **Webbs**  
estate agents



## Summary

**\*\*COACH HOUSE\*\*TWO PARKING SPACES AND DRIVE\*\*FITTED KITCHEN\*\*LOUNGE DINER\*\*FITTED BATHROOM\*\*MODERN THROUGHOUT\*\*POPULAR DEVELOPMENT\*\*VIEWS TO THE FRONT\*\*FINISHED TO A HIGH STANDARD\*\*JULIET BALCONY\*\***

Located in a highly popular residential development, this beautifully presented two-bedroom coach house offers generous living space with a contemporary design, making it an ideal home for first-time buyers, professionals, or investors. Conveniently situated close to local amenities, shops, schools, and transport links, this property provides the perfect balance of comfort and convenience.

Upon entering, you are welcomed into a well-sized entrance porch that provides access to the internal garage—ideal for secure parking or additional storage. Stairs lead up to the first floor, where the main living accommodation is situated.

The heart of the home is the spacious lounge/diner, boasting a dual aspect that floods the room with natural light. A stunning Juliet balcony offers charming views to the front, enhancing the sense of space and openness. The neutral décor and well-proportioned layout provide a warm and inviting atmosphere, perfect for both relaxing and entertaining.

From the inner hallway, you'll find a modern fitted kitchen featuring ample storage and sleek work surfaces, making it both stylish and functional.

## Key Features

- TWO BEDROOM COACH HOUSE
- LOUNGE DINER WITH JULIET BALCONY
- FITTED BATHROOM
- VIEWS TO THE FORNT
- CLOSE TO ALL LOCAL AMENITIES
- GARAGE, DRIVE AND PARKING SPACE
- FITTED KITCHEN
- STUNNING THROUHGOUT
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!!

## Rooms and Dimensions

### Identification Checks B

#### Porch

#### Sitting/Dinning Room

17'8" x 15'9" (5.405 x 4.805)

#### Hallway

#### Bedroom 2

10'6" x 8'6" (3.211 x 2.597)

#### Bedroom 1

11'2" x 10'3" (3.426 x 3.136)

#### Kitchen

6'3" x 5'9" (1.908 x 1.753)

#### Bathroom

6'3" x 5'7" (1.914 x 1.702)

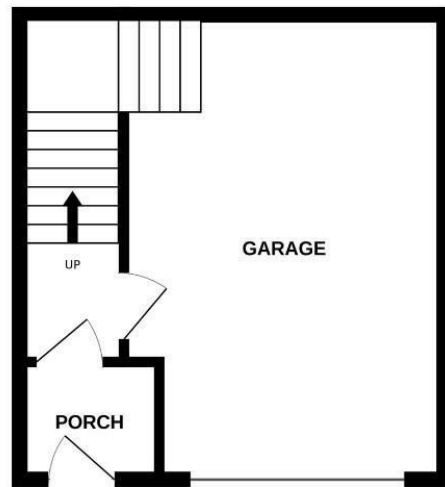
#### Garage

11'3" x 9'11" (3.434 x 3.036)





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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