



Webbs

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Hawbush Road | Walsall | WS3 1AE

Offers In The Region Of £200,000



Summary

****THREE BEDROOMS HOMES**TWO RECEPTION ROOMS**GUEST WC**LARGE PLOT**VIEWING ESSENTIAL**THREE GENEROUS BEDROOMS**PERFECT FIRST TIME BUY OR INVESTMENT****

Nestled on Hawbush Road in Walsall, this deceptively spacious semi-detached house presents an excellent opportunity for first-time buyers or investors alike. With three generous bedrooms and two bathrooms, this property is designed to accommodate modern family living while offering ample potential for personalisation. Upon entering, you are greeted by a welcoming entrance porch that leads into a bright and airy hall. The lounge provides a comfortable space for relaxation, while the fitted kitchen is conveniently located adjacent to the dining room, making it ideal for entertaining guests. A separate lobby area features a guest WC and additional storage, enhancing the practicality of the home. The first floor boasts three well-proportioned bedrooms, ensuring plenty of room for family or guests. A family bathroom and a separate WC add to the convenience of this layout, catering to the needs of a busy household. Outside, the property features a paved garden at the front, providing a low-maintenance outdoor space. To the rear, you will find a private and enclosed garden, complete with a paved patio and lush lawns, perfect for enjoying sunny days or hosting gatherings. With its endless possibilities and prime location, this semi-detached home on Hawbush Road is not to be missed. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home offers the perfect blend of space, comfort, and potential.

Key Features

- THREE BEDROOMS HOME
- FITTED KITCHEN
- FITTED BATHROOM
- POPULAR LOCATION
- CLOSE TO ALL LOCAL AMENITIES
- TWO RECEPTION ROOMS
- GUEST WC
- PERFECT FIRST TIME BUY OR INVESTMENT
- VIEWING ESSENTIAL
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

Rooms and Dimensions

Entrance Porch

6'7" x 5'1" (2.02m x 1.57m)

Hall

Lounge

13'11" x 13'7" (4.25m x 4.16m)

Fitted Kitchen

6'7" x 11'3" (2.02m x 3.45m)

Dining Room

13'10" x 11'3" (4.22m x 3.45m)

Lobby

10'8" x 3'3" (3.26m x 1.01m)

Guest WC

Lobby

First Floor Landing

Bedroom One

13'11" x 8'7" (4.25m x 2.64m)

Bedroom Two

13'11" x 10'1" (4.25m x 3.08m)

Bathroom Three

10'0" x 6'8" (3.07m x 2.04m)

Family Bathroom

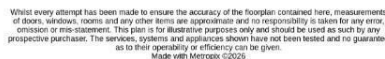
WC

Identification Checks B





1ST FLOOR



Energy Efficiency Rating

Rating	Energy efficient / lower running costs	Current	Target
A	30-41%	72%	78%
B	30-41%		
C	30-41%		
D	30-41%		
E	30-41%		
F	30-41%		
G	30-41%		

Not energy efficient / higher running costs

EU Directive target 80%

Environmental Impact (CO₂) Rating

Rating	Very environmentally friendly / lower CO ₂ emissions	Current	Target
A	10-15%	10%	15%
B	10-15%		
C	10-15%		
D	10-15%		
E	10-15%		
F	10-15%		
G	10-15%		

Not environmentally friendly / higher CO₂ emissions

EU Directive target 15%