



Abbotts Street | Bloxwich, Walsall | WS3 3AZ
Offers In The Region Of £210,000

 **Webbs**
estate agents

Summary

****HEAVILY EXTENDED THREE BEDROOM HOME**MODERN FITTED KITCHEN**MODERN FITTED BATHROOM**GUEST WC**PERFECT FIRST TIME BUY**POPULAR LOCATION**CLOSE TO ALL LOCAL AMENITIES**VIEWING ESSENTIAL****

Welcome to this heavily extended three-bedroom terraced home, ideally located on Abbotts Street in the popular area of Bloxwich, Walsall. This property presents an excellent opportunity for first-time buyers or investors looking to enter the rental market.

As you approach the house, you will notice the attractive block-paved frontage that leads you into a welcoming entrance hall. The ground floor boasts two spacious reception rooms, including a comfortable lounge and a separate sitting/dining room, perfect for entertaining guests or enjoying family time. The modern fitted breakfast kitchen is a delightful space, equipped with contemporary appliances and ample storage, making it a joy to prepare meals. Additionally, there is a convenient guest WC and a lovely conservatory that provides a bright and airy atmosphere, ideal for relaxation.

Moving to the first floor, you will find three generous bedrooms, each offering a comfortable retreat for rest and relaxation. The modern fitted bathroom is stylish and functional, catering to the needs of the household.

Key Features

- MUCH IMPROVED THREE BEDROOM HOME
- TWO RECEPTION ROOMS
- GUEST WC
- PRIVATE AND ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- MODERN FITTED KITCHEN
- CONSERVATORY TO THE REAR
- MODERN FITTED BATHROOM
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!!

Rooms and Dimensions

Entrance Porch

Lounge

17'0" x 13'3" (5.19m x 4.04m)

Dining Sitting Room

Breakfast Kitchen

15'11" x 15'3" (4.86m x 4.65m)

Conservatory

9'1" x 7'1" (2.78m x 2.17m)

Guest WC

First Floor Landing

Bedroom One

13'8" x 9'11" (4.19m x 3.04m)

Bedroom Two

8'7" x 7'10" (2.62m x 2.4m)

Bedroom Three

8'2" x 11'2" (2.49m x 3.42m)

Family Bathroom

Identification Checks B







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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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																																																									
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