Simmonds Close | Walsall | WS3 3PX

Offers In The Region Of £225,000

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Summary

LARGE PLOT ALERT!!!THREE BEDROOM SEMI**DRIVE AND GARAGE**IN NEED OF MODERNISATION*NO ONWARD CHAIN**EXTENDED TO THE REAR**CUL-DE-SAC**CORNER PLOT**POPULAR LOCATION**VIEWING ESSENTIAL**

Welcome to this charming three-bedroom house located on Simmonds Close in Walsall. Nestled on a generous plot at the corner of a peaceful residential cul-de-sac, this property offers immense potential for those looking to create their dream home.
As you approach the house, you will find a driveway at the front, along with an additional side drive that leads to a garage, providing ample parking space. Upon entering, you are greeted by an inviting entrance porch that leads into a spacious hall. The ground floor features a comfortable lounge, a versatile sitting/dining room, and a kitchen, along with a convenient lobby/utility area and a WC.
Venturing to the first floor, you will discover three well-proportioned bedrooms, perfect for family living or accommodating guests. The bathroom is also located on this level, providing essential amenities for daily life.
One of the standout features of this property is the large, mature, and private rear garden. This enclosed outdoor space is ideal for families, gardening enthusiasts, or anyone who enjoys spending time in

Key Features

- LARGE PLOT
- CUL-DE-SAC
- THREE BEDROOMS
- PERFECT FIRST TIME BUY OR DEVELOPMENT OPPORTUNITY
- VIEWING ESSENTIAL
- DETACHED GARAGE AND EXTENSIVE PARKING
- CORNER PLOT
- EXTENDED TO THE REAR
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

Rooms and Dimensions

Entrance Porch

Hall

Lounge
13'11" x 12'4" (4.252m x 3.763m)

Dining Area
18'9" x 8'5" (5.723m x 2.577m)

Kitchen
8'7" x 8'2" (2.638m x 2.495m)

Lobby/ Utility
12'11" x 4'7" (3.939m x 1.404m)

Guest WC
3'7" x 4'9" (1.096m x 1.468m)

First Floor Landing

Bedroom One
10'9" x 11'4" (3.302m x 3.458m)

Bedroom Two
10'7" x 8'8" (3.243m x 2.666m)

Bedroom Three
5'11" x 6'7" (1.815m x 2.014m)

Family Bathroom
7'9" x 5'9" (2.379m x 1.777m)

Detached Garage

Identification Checks B

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Approximate total area(1)

76.5 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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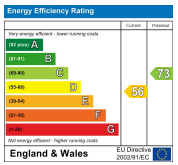

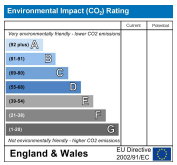

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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