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**Ingram Road | Walsall | WS3 3AD**  
Asking Price £275,000

**W** Webbs  
estate agents

## Summary

\*\*THREE BEDROOM DETACHED\*\*LARGE PLOT PERFECT FOR EXTENDING SUBJECT TO PLANNING\*\*TWO RECEPTION ROOMS AND VERANDA\*\*FITTED KITCHEN\*\*FITTED BATHROOM\*\*PERFECT FAMILY HOME\*\*VIEWING ESSENTIAL\*\*

Welcome to this charming three-bedroom detached house located on Ingram Road in Walsall. This delightful property is set on an enviable plot, boasting a spacious front garden complete with a driveway and a well-maintained lawn area, providing ample space for parking and outdoor enjoyment.

As you step inside, you are greeted by an inviting entrance porch that leads into a welcoming hallway. The ground floor features two generous reception rooms, including a separate lounge perfect for relaxation and a dining room ideal for entertaining guests. The fitted kitchen is functional and offers a guest WC for added convenience. A lovely sunroom at the rear of the house overlooks the extensive landscaped garden, allowing natural light to flood the space and providing a serene view of the outdoors.

Moving to the first floor, you will find three well-proportioned bedrooms, each offering a comfortable retreat for rest and relaxation. The fitted bathroom is conveniently located to serve the bedrooms.

The rear garden is a true highlight of this property, being private and enclosed, it is mainly laid to lawn and offers a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. This home presents a fantastic opportunity for those looking to add their personal touch and make it their own. With its close proximity to local amenities, this property is not only a lovely family home but also a practical choice for modern living. Don't miss the chance to view this delightful house and envision the possibilities it holds for you and your family.

## Key Features

- THREE BEDROOM DETACHED
- VERANDA TO THE REAR
- DRIVEWAY TO THE FRONT
- FITTED BATHROOM
- VIEWING ESSENTIAL
- TWO RECEPTION ROOMS
- LARGE PLOT
- FITTED KITCHEN
- THREE GENEROUS BEDROOMS
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Entrance Porch

### Hall

### Reception Room One

12'1" x 9'4" (3.703m x 2.850m)

### Reception Room Two

11'6" x 14'11" (3.509m x 4.565m)

### Kitchen

11'11" x 8'9" (3.633m x 2.681m)

### Guest WC

4'9" x 2'1" (1.463m x 0.656m)

### Veranda

10'1" x 5'8" (3.086m x 1.7402m)

### First Floor Landing

### Bedroom One

11'11" x 8'1" (3.640m x 2.480m)

### Bedroom Two

12'2" x 9'4" (3.709m x 2.867m)

### Bedroom Three

10'2" x 8'8" (3.103m x 2.654m)

### Family Bathroom

6'8" x 5'7" (2.040m x 1.723m)

### Identification Checks B







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