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**Simmonds Road | Walsall | WS3 3PU**  
Asking Price £330,000

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estate agents

## Summary

\*\*FOUR/FIVE BEDROOM HOME\*\*OPEN PLAN LIVING KITCHEN DINER\*\*CONSERVATORY TO THE REAR\*\*DETACHED GARAGE\*\*DETACHED GARAGE/STORAGE ROOM\*\*ENSUITE TO MASTER BEDROOM\*\*CUL-DE-SAC LOCATION\*\*PERFECT FAMILY HOME\*\*

Nestled in the highly sought-after Simmonds Road, Walsall, this impressive semi-detached house offers a perfect blend of modern living and comfort. With five well-proportioned bedrooms, including a master suite with an en-suite bathroom, this home is ideal for families seeking space and convenience. Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious hallway. The generous lounge provides a perfect setting for relaxation, while an additional reception room, which can also serve as the fifth bedroom, offers versatility to suit your needs. The heart of the home is undoubtedly the large, modern fitted kitchen that seamlessly flows into a dining area, creating an inviting space for family gatherings and entertaining guests. A delightful conservatory extends from the kitchen, providing a lovely view of the rear garden. The first floor boasts three further generous bedrooms, ensuring ample space for family members or guests. A well-appointed family bathroom completes this level, catering to the needs of the household.

## Key Features

- FOUR/FIVE BEDROOM SEMI DETACHED HOME
- DETACHED GARDEN ROOM/STORAGE ROOM
- CONSERVATORY TO THE REAR
- BEDROOM FIVE ON THE GROUND FLOOR
- PERFECT FAMILY HOME
- DETACHED GARAGE
- OPEN PLAN LIVING KITCHEN DINER
- EN SUITE TO MASTER BEDROOM
- CUL-DE-SAC LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Entrance Porch

2'9" x 5'4" (0.85m x 1.63m)

### Hall

12'0" x 5'11" (3.68m x 1.81m)

### Lounge

14'10" x 11'5" (4.53m x 3.50m)

### Kitchen Living Dining Room

29'9" x 9'10" (9.09m x 3.02m)

### Conservatory

9'0" x 9'11" (2.75m x 3.03m)

### Reception Room 2/ Bedroom Five

15'7" x 7'10" (4.76m x 2.41m)

### First Floor Landing

### Mater Bedroom

16'0" x 8'0" (4.88m x 2.44m)

### En Suite

4'3" x 7'10" (1.30m x 2.40m)

### Bedroom Two

14'10" x 10'4" (4.53m x 3.17m)

### Bedroom Three

9'10" x 9'11" (3.01m x 3.03m)

### Bedroom Four

9'4" x 7'0" (2.87m x 2.15m)

### Family Bathroom

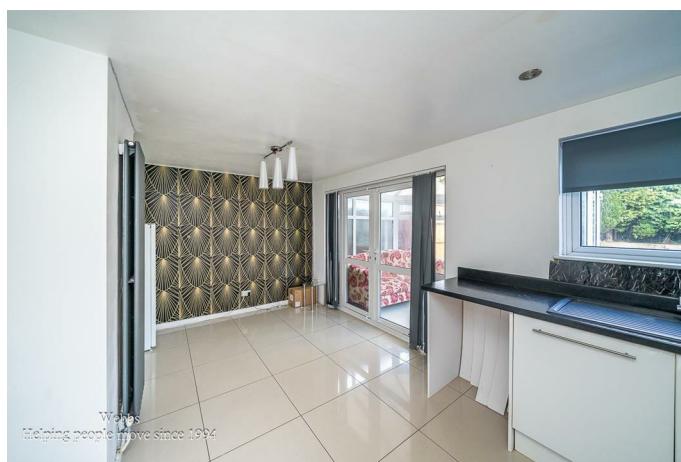
5'4" x 7'5" (1.65m x 2.27m)

### Detached Garage

### Garden/ Store Room

### Identification Checks B







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 <sub>2</sub> ) Rating		
		Current			Current
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
Band A	B		Band A	C	
Band B	C		Band B	D	
Band C	D		Band C	E	
Band D	E		Band D	F	
Band E	F		Band E	G	
Band F	G		Band F		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC