



Webbs

Helping people move since 1994

Cresswell Crescent | Walsall | WS3 2UL

Asking Price £250,000

 **Webbs**
estate agents

Summary

****HEAVILY EXTENDED AND RENOVATED**THREE BATHROOMS**TWO RECPETION ROOMS**SELF CONTAINED LOFT ROOM**FINSHED TO A HIGH STANDARD**REFITTED KITCHEN AND BATHROOM(S)**UTILITY ROOM GARAGE/STORE ROOM**LANDSCAPED GARDENS**STUNNING THROUGHOUT**VIEWING ESSENTIAL****

Welcome to this stunning semi-detached house located on Cresswell Crescent in Walsall, a property that has been thoughtfully extended and renovated to cater to the needs of modern families. This home boasts an impressive four bedrooms and two bathrooms, making it ideal for those seeking space and comfort. As you approach the property, you will be greeted by a large driveway that provides ample parking and leads to a charming entrance porch. Upon entering, you will find a welcoming hall that opens into a spacious lounge, perfect for relaxation. Adjacent to the lounge is a separate dining room, ideal for family meals and entertaining guests. The refitted kitchen is a highlight of the home, offering a contemporary space for culinary creations, complemented by a convenient utility room and a store/garage for additional storage. The first floor features three generously sized bedrooms, ensuring plenty of room for family members or guests. A refitted shower room adds to the convenience of this level. Ascending to the second floor, you will discover a further bedroom that includes an ensuite and a kitchenette, creating a self-contained space that could serve as a guest suite or a private retreat.

Key Features

- HEAVILY EXTENDED FOUR BEDROOM HOME
- SELF CONTAINED LOFT ROOM
- THREE BATHROOMS
- MOVE IN READY
- DRIVE AND LANDSCAPED REAR GARDEN
- RENOVATED THROUGHOUT
- TWO RECPETION ROOMS
- STUNNING THROUGHOUT
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Entrance Porch

Hall

Lounge

13'7" x 12'4" (4.161m x 3.784m)

Dining Room

10'2" x 8'10" (3.101m x 2.702m)

Refitted Kitchen

13'2" x 6'8" (4.035m x 2.055m)

Utility Room

4'3" x 8'8" (1.313m x 2.642m)

Bathroom

7'9" x 6'2" (2.367m x 1.894m)

Garage/ Store

7'7" x 8'7" (2.328m x 2.628m)

First Floor Landing

Bedroom One

12'3" x 10'11" (3.754m x 3.337m)

Bedroom Two

10'9" x 7'9" (3.300m x 2.383m)

Bedroom Three

12'6" x 8'8" (3.831m x 2.655m)

Refitted Shower

6'4" x 5'11" (1.945m x 1.817m)

Store Room

7'9" x 7'10" (2.375m x 2.391m)

Loft Room

Kitchenette

6'11" x 7'9" (2.119m x 2.382m)

Bedroom Four

9'10" x 15'1" (3.019m x 4.601m)

En Suite

5'5" x 5'4" (1.669m x 1.639m)

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 ₂) Rating		
Energy efficient - lower running costs	Current	Target	Current	Target
Very energy efficient - lower energy costs			Very environmentally friendly - lower CO ₂ emissions	
44-61 A			16-20 B	
30-41 B			21-25 C	
22-30 C			26-30 D	
15-22 D			31-35 E	
9-15 E			36-40 F	
4-9 F			41-45 G	
1-4 G			46-50 H	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC

212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: bloxwich@webbestateagents.co.uk | www.webbestateagents.co.uk