


## Hales Road | Wednesbury | WS10 9BP

## Offers In Excess Of £225,000

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## Summary

**IMPROVED THREE BEDROOM HOME**KTICHEN DINER**GUEST WC**DECEPTIVLEY SPACIOUS**POPULAR LOCATION**VIEWING ESSENTIAL**PERFECT FIRST TIME BUY**FINISHED TO A HIGH STANDARD**

We are delighted to present this beautifully maintained three-bedroom terraced house, located on the popular Hales Road in Wednesbury. This charming family home offers a wonderful blend of comfort and practicality, making it an ideal choice for growing families.
As you enter, you are welcomed by a practical porch that leads into a spacious lounge, complete with a stylish electric fire, perfect for cosy evenings. The ground floor features a generously sized, fully fitted kitchen that is truly the heart of the home. With ample storage and worktop space, it is designed for the demands of family life. The kitchen also boasts plumbing for appliances, space for a range oven, and lovely views of the garden, making it a delightful space for cooking and entertaining. Additionally, a handy WC is conveniently located on this level.
Moving to the first floor, you will find three well-proportioned bedrooms, each offering a comfortable retreat for family members. The modern shower room is tastefully designed, providing a refreshing space for daily routines.
Outside, the property benefits from a driveway, ensuring hassle-free parking. The substantial rear garden is a fantastic asset, featuring a delightful patio area perfect for outdoor dining, a well-kept lawn

## Key Features

- THREE BEDROOMS
- LARGE KITCHEN DINER
- PAVED FRONT
- DECEPTIVLEY SPACIOUS
- PERFECT FIRST TIME BUY
- IMPROVED THROUGOUT
- GUEST WC
- LANDSCAPED REAR GARDEN
- POPULAR LOCATION
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## Rooms and Dimensions

### Entrance Porch

### Hall

### Lounge
14'7" x 11'1" (4.47m x 3.40m)

### Kitchen Diner
20'4" x 10'9" max (6.20m x 3.30m max)

### Rear Lobby

### Guest WC

### First Floor Landing

### Bedroom One
12'9" x 11'6" (3.91m x 3.51m)

### Bedroom Two
14'0" x 10'9" (4.29m x 3.30m)

### Bedroom Three
11'1" x 8'5" (3.38m x 2.59m)

### Shower Room

### Identification Checks B










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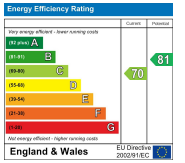

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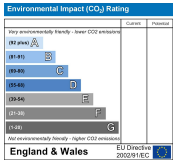

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212 High Street, Bloxwich, Walsall, WS3 3LA
Tel: 01922 663399 | Email: bloxwich@webbsestateagents.co.uk | www.webbestateagents.co.uk

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