



Wenlock Gardens | Walsall | WS3 1TA

Asking Price £185,000



## Summary

**\*\*CURRENTLY CASH BUYERS ONLY DUE TO VENDOR LOOKING INTO EXTENDING LEASE \*\*TWO BEDROOM HOME\*\*GARAGE AND DRIVE TO THE SIDE\*\*FITTED KITCHEN\*\*FITTED BATHROOM\*\*TWO DOUBLE BEDROOMS\*\*LANDSCAPED FRONT AND REAR GARDEN\*\*POPULAR LOCATION\*\*CLOSE TO ALL LOCAL AMENITIES\*\*VIEWING ESSENTIAL\*\***

Welcome to this deceptively spacious two-bedroom terraced house located in the sought-after area of Wenlock Gardens, Walsall. This charming property is an ideal choice for first-time buyers or investors, offering a perfect blend of comfort and convenience.

As you approach the home, you are greeted by beautifully landscaped gardens and a canopied entrance, which adds a touch of elegance. Upon entering, you will find a welcoming entrance hall that leads to a well-appointed breakfast kitchen, perfect for enjoying your morning coffee. The generous lounge diner at the rear of the property is a delightful space, featuring patio doors that open onto the private and enclosed rear garden, creating a seamless connection between indoor and outdoor living.

On the first floor, you will discover two spacious bedrooms, providing ample room for relaxation and rest. The fitted bathroom is conveniently located, ensuring that all your needs are met.

The outdoor space is equally impressive, with a well-maintained garden that includes both lawn and patio areas, ideal for entertaining or simply enjoying the fresh air. Additionally, there is gated access

## Key Features

- TWO BEDROOM TERRACE HOME
- BREAKFAST KITCHEN
- LANDSCAPED FRONT AND REAR GARDEN
- PERFECT FIRST TIME BUY OR INVESTMENT
- CURRENTLY CASH BUYERS ONLY DUE TO VENDOR LOOKING INTO EXTENDING LEASE
- DRIVE AND GARAGE TO THE SIDE
- LOUNGE DINER
- DECEPIVLEY SPACIOUS
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

## Rooms and Dimensions

### Entrance Hall

### Breakfast Kitchen

11'6" x 6'1" (3.506m x 1.876m)

### Lounge Diner

14'1" x 12'4" (4.306m x 3.782m)

### First Floor Landing

### Bedroom One

12'6" x 9'4" (3.811m x 2.861m)

### Bedroom Two

10'4" x 9'0" (3.174m x 2.764m)

### Bathroom

6'5" x 5'11" (1.961m x 1.819m)

### Identification Checks B

### Agents Note 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.

