



Webbs  
Helping people move since 1994

**Lydford Road | Walsall | WS3 3NT**

**Asking Price £325,000**

 **Webbs**  
estate agents

## Summary

**\*\*THREE BEDROOM DETACHED\*\*CONSERVATORY TO THE REAR\*\*DRIVE AND GARAGE\*\*LANDSCAPED REAR GARDEN\*\*FITTED KITCHEN\*\*FITTED BATHROOM\*\*NO CHAIN\*\*POPULAR LOCATION\*\***

Nestled in the highly sought-after area of Lydford Road, Walsall, this improved three-bedroom detached house is an ideal choice for family living. The property boasts a generous driveway and a garage, providing ample parking space and convenience. Upon entering, you are welcomed into a spacious entrance hall, which leads to a guest WC and a bright through lounge diner. The lounge diner flows seamlessly into a delightful conservatory at the rear, perfect for enjoying the garden views.

Adjacent to the dining area, you will find a well-equipped fitted kitchen, complemented by a separate utility area that enhances functionality. The first floor features three generously sized bedrooms, offering plenty of space for family members or guests. The family bathroom is conveniently located at the front of the property.

Outside, the well-manicured, low-maintenance garden is both private and enclosed, providing a tranquil space for relaxation and outdoor activities. With no onward chain, this home is ready for you to move in and make it your own. This property presents a wonderful opportunity to create the perfect family home in a desirable location. Don't miss your chance to view this charming residence.

## Key Features

- THREE BEDROOM DETACHED HOME
- CONSERVATORY TO THE REAR
- POPULAR LOCATION
- FITTED BATHROOM
- VIEWING ESSENTIAL
- LOUNGE DINER
- GARAGE AND DRIVEWAY
- FITTED KITCHEN
- NO ONWARD CHAIN
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

## Rooms and Dimensions

### Entrance Hall

#### Guest WC

5'7" x 2'7" (1.710m x 0.794m)

#### Lounge

15'1" x 13'8" (4.617m x 4.186m)

#### Dining Room

10'6" x 8'9" (3.203m x 2.687m)

#### Conservatory

10'1" x 9'1" (3.080m x 2.792m)

#### Kitchen

12'6" x 8'11" (3.822m x 2.737m)

### Conservatory/ Utility

5'3" x 6'5" (1.615m x 1.975m)

### First Floor Landing

#### Bedroom One

10'10" x 12'1" (3.308m x 3.697m)

#### Bedroom Two

11'11" x 12'0" (3.650m x 3.670m)

#### Bedroom Three

11'4" x 9'0" (3.457m x 2.765m)

#### Family Bathroom

8'6" x 7'5" (2.610m x 2.281m)

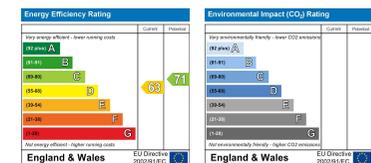
### Identification Checks B







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.



212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: [bloxwich@webbestateagents.co.uk](mailto:bloxwich@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)