



Hadley Way | Walsall | WS2 7LL

Asking Price £200,000



## Summary

\*\*GARAGE AND PARKING TO THE REAR\*\***\*\*TWO RECEPTION ROOMS\*\*****\*\*IMPROVED THROUGHOUT\*\*****\*\*UTILITY ROOM AND GUEST WC\*\*****\*\*MODERN FITTED KITCHEN\*\*****\*\*MODERN FITTED BATHROOM\*\*****\*\*PERFECT FIRST TIME BUY\*\*****\*\*VIEWING ESSENTIAL\*\***

Webbs Estate Agents are delighted to present this beautifully improved three-bedroom semi-detached house located on Hadley Way in Walsall. This charming property boasts a well-maintained lawned garden at the front, providing an inviting entrance.

Upon entering, you are welcomed into the first reception room, currently utilised as a sitting and dining area, which offers a warm and comfortable space for relaxation and entertaining. At the end of this room, you will find a separate lounge featuring patio doors that lead directly to the rear garden, allowing for a seamless flow between indoor and outdoor living.

Adjacent to the lounge is a modern and stylish kitchen, thoughtfully designed to meet the needs of contemporary living. This kitchen includes a door that leads to a separate utility room, as well as a convenient guest WC, enhancing the practicality of the home.

Moving to the first floor, you will discover three generous bedrooms, each offering ample space and natural light. The modern fitted bathroom is also located on this level, providing a comfortable and

## Key Features

- THREE BEDROOMS
- UTILITY ROOM AND GUEST WC
- MODERN FITTED KITCHEN
- LOW MIANTANCE REAR GARDEN
- POPULAR LOCATION
- GARAGE AND PARKING TO THE REAR
- TWO RECEPTION ROOMS
- MODERN FITTED BATHROOM
- PERFECT FIRST TIME BUY OR INVESTMENT
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Lounge Diner

16'2" x 9'8" (4.95m x 2.95m)

### Lounge

14'2" x 12'7" (4.33m x 3.86m)

### Kitchen

13'3" x 4'11" (4.05m x 1.50m)

### Utility

17'1" x 4'5" (5.23m x 1.36m)

### Guest WC

4'10" x 4'5" (1.49m x 1.36m)

### First Floor Landing

### Bedroom One

12'9" x 10'6" (3.89m x 3.22m)

### Bedroom Two

8'8" x 10'4" (2.65m x 3.17m)

### Bedroom Three

10'1" x 7'4" (3.08m x 2.26m)

### Bathroom

8'7" x 6'7" (2.64m x 2.01m)

### Garage

### 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	
Score	Band	Score	Band
105-120	A	10-15	A
85-105	B	16-20	B
65-85	C	21-25	C
45-65	D	26-30	D
25-45	E	31-35	E
10-25	F	36-40	F
1-10	G	41-45	G

EU Directive 2002/91/EC