



Webbs

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Walker Road | Walsall | WS3 1BZ

Asking Price £250,000

 **Webbs**  
estate agents



# Summary

**\*\*NEW ROOF IN 2025\*\* IMPRESSIVE RE-FITTED MODERN OPEN PLAN KITCHEN/FAMILY DINING ENTERTAINING ROOM \*\*TRADITIONAL SEMI DETACHED HOUSE \*\* EXTENDED AND IMPROVED TO A HIGH STANDARD \*\* DECEPTIVELY SPACIOUS \*\*\* THREE GOOD SIZED BEDROOMS \*\* MODERN RE FITTED BATH/SHOWER ROOM \*\* GUEST WC \*\* SPACIOUS LIVING ROOM \*\* FRONT DRIVEWAY \*\* PRIVATE REAR GARDEN \*\* GARAGE \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\***

Located on Walker Road in Walsall, this stunning extended semi-detached house offers a perfect blend of modern living and comfort. With a generous plot, the property boasts a block-paved frontage and ample parking for two vehicles, along with a convenient garage. Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious bay-fronted lounge, ideal for relaxation and entertaining guests. The ground floor features a guest WC and a remarkable open-plan kitchen and living family room. This beautifully refitted space is designed for contemporary living, with doors that open onto a private and enclosed rear garden, perfect for outdoor gatherings or quiet moments in the sun. The first floor comprises three generous bedrooms, providing ample space for family or guests. The family bathroom has also been thoughtfully refitted to meet modern standards, ensuring comfort and

# Key Features

- IMPRESSIVE EXTENDED TRADITIONAL SEMI DETACHED HOUSE
- RE-FITTED FAMILY BATH/SHOWER ROOM AND GUEST WC
- FRONT DRIVEWAY AND GARAGE, PRIVATE REAR GARDEN
- BRAND NEW 2025 REFITTED ROOF
- EASY ACCESS TO SHOPS, AMENITIES AND SCHOOLS
- STUNNING OPEN PLAN KITCHEN/FAMILY DINING ENTERTAINING ROOM
- SEPERATE LOUNGE
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- FINSHED TO A HIGH STANDARD THROUGHOUT
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

# Rooms and Dimensions

**Entrance porchway**

**Reception hall**

**Guest cloaks/WC**

**Living room**

12'0" plus bay x 11'10" (3.67m plus bay x 3.62m)

**Extended open plan kitchen/dining room**

25'2" max 11'1" min x 18'6" max 11'5" min (7.68m max 3.39m min x 5.66m max 3.48m min)

**First floor landing**

**Bedroom One**

12'0" x 11'10" (3.67m x 3.63m)

**Bedroom Two**

12'7" x 8'5" (3.85m x 2.59m)

**Bedroom Three**

11'1" x 6'6" (3.39m x 1.99m)

**Family bath/shower room**

8'5" x 5'8" (2.59m x 1.73m)

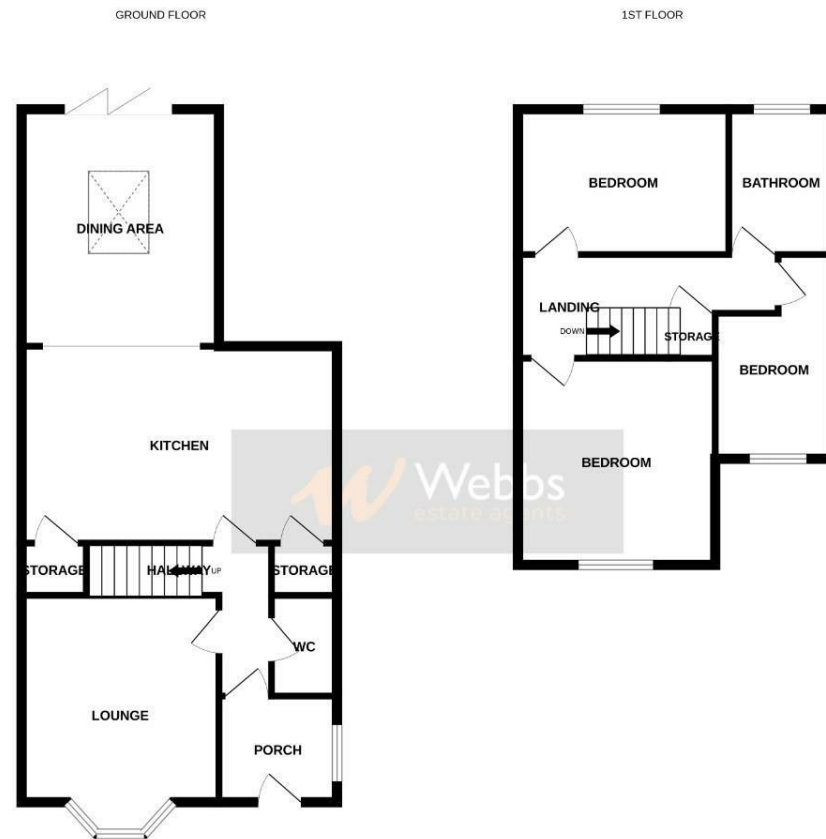
**Front driveway**

**Private rear garden**

**Identification Checks B**

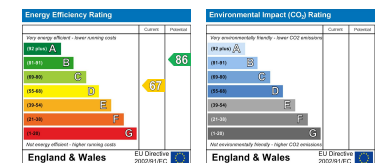






Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



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