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Hales Road | Wednesbury | WS10 9BP
Offers In Excess Of £225,000



Summary

****IMPROVED THREE BEDROOM HOME****KITCHEN DINER**GUEST WC**DECEPTIVELY 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
- DECEPTIVELY SPACIOUS
- PERFECT FIRST TIME BUY
- IMPROVED THROUGHOUT
- GUEST WC
- LANDSCAPED REAR GARDEN
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING TODAY ON 01922663399

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

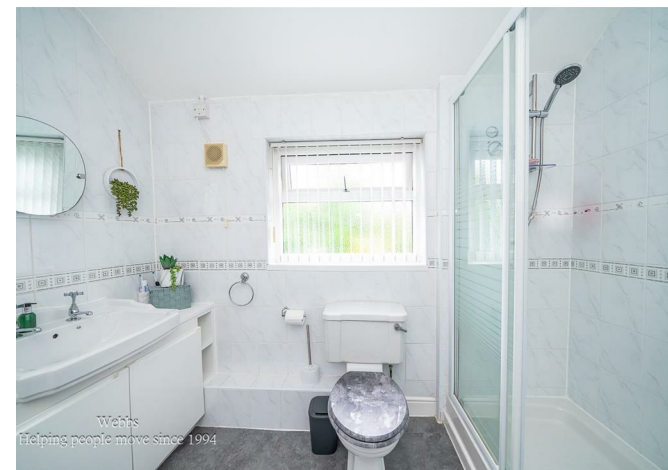
14'0" x 10'9" (4.29m x 3.30m)

Bedroom Three

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

Shower Room

Identification Checks B





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Approximate total area⁽¹⁾
86.8 m²

Reduced headroom
0.6 m²

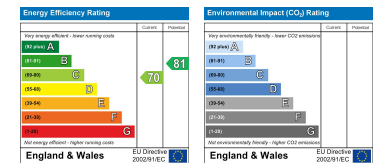
(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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 | www.webbestateagents.co.uk

