



Webbs

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Simmonds Road | Walsall | WS3 3PU

Asking Price £265,000

 **Webbs**
estate agents

Summary

****EXTENDED THREE BEDROOM SEMI**OPEN PLAN KITCHEN DINER**CANAL SIDE**OPEN VIEWS TO THE REAR**DRIVE AND GARAGE**NO CHAIN**PERFECT FIRST TIME BUY**HIGHLY SOUGHT AFTER LOCATION**VIEWING ESSENTIAL****

WEBBS ESTATE AGENTS are delighted to present this deceptively spacious three-bedroom semi-detached house located on the highly sought-after Simmonds Road in Walsall. This property is offered for sale with no onward chain, making it an ideal opportunity for those looking to move swiftly. As you approach the home, you will notice the attractive front drive and landscaped area, which adds to the property's curb appeal. The side garage provides additional storage or parking options. Upon entering, you are welcomed by an entrance porch leading into a hallway. The lounge features a charming walk-in bay window, creating a bright and inviting space for relaxation. At the rear of the property, you will find an open-plan kitchen diner, perfect for family gatherings and entertaining. Adjacent to the kitchen is an extended sunroom that offers lovely views of the garden and the canal beyond. The separate utility room and storeroom provide practical solutions for everyday living, with direct access to the garage. On the first floor, the property boasts two generously sized double bedrooms and a spacious single bedroom, making it suitable for families or those needing extra space. The fitted shower room is

Key Features

- DECEPTIVLEY SPACIOUS THREE BEDROOM SEMI
- KITCHEN DINER
- GARAGE
- SEPERATE UTILITY ROOM
- HIGHLY SOUGHT AFTER LOCATION
- EXTENDED TO THE REAR
- LANDSCAPED FRONT AND REAR GARDEN WITH DRIVE
- NO CHAIN
- OPEN VIEWS TO THE REAR OVER CANAL AND FIELDS
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922663399

Rooms and Dimensions

Entrance Porch
5'0" x 2'7" (1.54m x 0.79m)

Entrance Hall

Living Room
14'9" x 11'7" (4.52m x 3.55m)

Kitchen Diner
17'8"x 9'9" (5.40mx 2.98m)

Sun Room
10'11" x 9'1" (3.33m x 2.79m)

Utility Room
7'11" x 4'11" (2.42m x 1.52m)

Store
2'7" s 3'10" (0.81m s 1.17m)

Garage
15'7" x 8'1" (4.75m x 2.47m)

First Floor Landing

Bedroom One
14'11" x 10'4" (4.55m x 3.17m)

Bedroom Two
10'0" x 10'0" (3.06m x 3.05m)

Bedroom Three
9'4" x 7'2" (2.85m x 2.20m)

Family Bathroom
7'5" x 5'5" (2.27m x 1.66m)

Identification Checks B

PREMIUM CONVEYANCING (C)

Agents Notes







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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