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Ryders Hayes Lane | Walsall | WS3 4EG

Offers Over £290,000

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Summary

****WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE** EXCELLENT FAMILY/FIRST TIME PURCHASE** LIVING ROOM & DINING ROOM** UTILITY ROOM** GROUND FLOOR GUEST WC & FIRST FLOOR REFITTED BATHROOM** HIGHLY REGARDED LOCATION** CLOSE TO PELSALL COMMON** VIEWING ESSENTIAL****

Situated within the highly desirable and family friendly locality of Ryders Hayes in Pelsall, this beautifully presented three bedroom semi detached home offers generous living space and a location that is perfect for families, particularly with the outstanding choice of nearby schooling.

Well regarded primary schools including St John's Church of England Primary School and St Michael's Church of England Primary School are close by, while secondary education is easily accessible with Walsall Academy, Brownhill's Ormiston Academy and Aldridge School all within convenient reach.

Approaching the property, a generous driveway provides ample off road parking, setting the tone for the practicality this home offers. Entered via a welcoming entrance porch, an ideal space for storing pushchairs, coats and shoes, the main entrance hall leads into a spacious living room positioned at the front of the property, providing a bright and comfortable setting for relaxing with family or entertaining guests and a further door leads into the beautifully refitted kitchen, featuring solid wood work surfaces and a range of integrated appliances, creating a stylish yet practical hub for everyday cooking and family life.

Key Features

- EXCELLENT FIRST TIME/FAMILY PURCHASE
- TWO RECEPTION ROOMS
- FIRST FLOOR REFITTED FAMILY BATHROOM
- SOUGHT AFTER LOCATION OF PELSALL AND WALKING DISTANCE TO PELSALL COMMON
- WELL ESTABLISHED REAR GARDEN OFFERING A CERTAIN DEGREE OF PRIVACY
- THREE BEDROOM STUNNING SEMI DETACHED HOUSE
- UTILITY ROOM & GROUND FLOOR GUEST WC
- DRIVEWAY FOR VARIOUS VEHICLES IF NOT MORE AND ATTACHED SIDE GARAGE
- HIGHLY REGARDED SCHOOLS OF BOTH SECTORS CLOSEBY
- CONTACT WEBBS ALDRIDGE TO VIEW TODAY - 01922 288800!

Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

FRONT LIVING ROOM

18'2" / 16'1" x 11'10" (5.56m / 4.92m x 3.61m)

REAR VERSATILE DINING/PLAY ROOM

10'0" x 9'8" (3.07m x 2.96m)

MODERN KITCHEN

11'3" x 10'4" (3.45m x 3.15m)

UTILITY ROOM

10'4" x 4'11" (3.17m x 1.50m)

GROUND FLOOR GUEST WC

FIRST FLOOR LANDING

MASTER BEDROOM WITH FITTED WARDROBES

14'4" / 11'10" x 11'10" (4.37m / 3.63m x 3.61m)

BEDROOM TWO

11'9" x 10'9" (3.59m x 3.30m)

BEDROOM THREE

8'2" x 6'3" (2.50m x 1.93m)

FIRST FLOOR REFITTED FAMILY BATHROOM

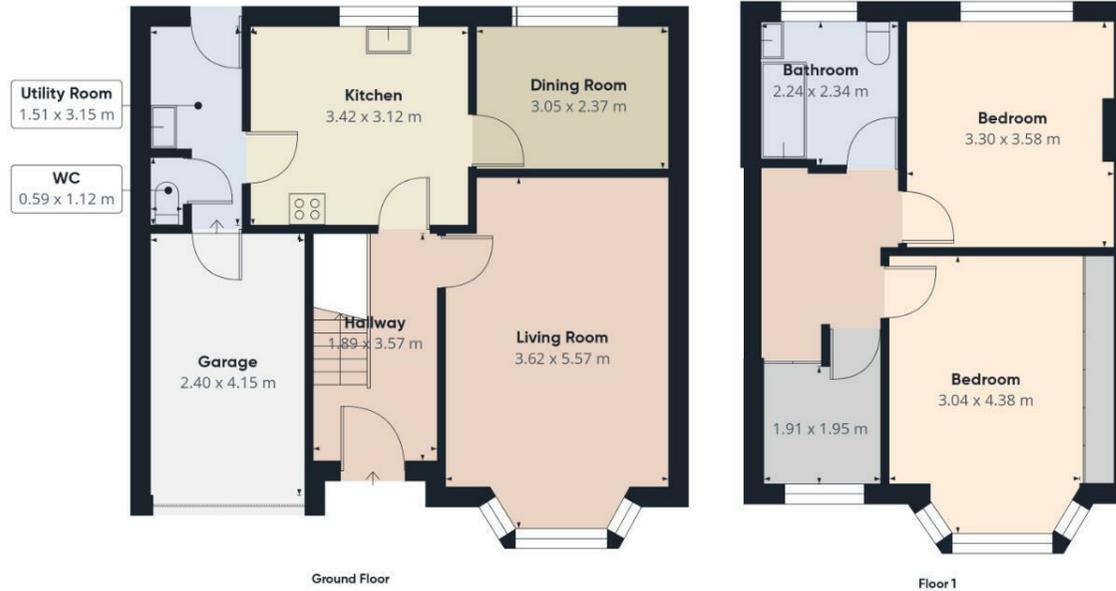
ATTACHED SIDE GARAGE

13'6" x 7'9" (4.13m x 2.38m)

Identification Checks







Approximate total area⁽¹⁾
94.7 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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 ₂) Rating	
Score	Band	Score	Band
76	B	68	D
75	B	67	D
74	B	66	D
73	B	65	D
72	B	64	D
71	B	63	D
70	B	62	D
69	B	61	D
68	B	60	D
67	B	59	D
66	B	58	D
65	B	57	D
64	B	56	D
63	B	55	D
62	B	54	D
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58	B	50	D
57	B	49	D
56	B	48	D
55	B	47	D
54	B	46	D
53	B	45	D
52	B	44	D
51	B	43	D
50	B	42	D
49	B	41	D
48	B	40	D
47	B	39	D
46	B	38	D
45	B	37	D
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43	B	35	D
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23	B	15	D
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18	B	10	D
17	B	9	D
16	B	8	D
15	B	7	D
14	B	6	D
13	B	5	D
12	B	4	D
11	B	3	D
10	B	2	D
9	B	1	D
8	B	0	D
7	B	0	D
6	B	0	D
5	B	0	D
4	B	0	D
3	B	0	D
2	B	0	D
1	B	0	D