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Wolverhampton Road | Walsall | WS3 4AW

Offers Over £290,000



## Summary

Nestled on Wolverhampton Road in the charming village of Pelsall, Walsall, this beautifully improved and extensively extended three-bedroom semi-detached home offers a perfect blend of modern living and traditional charm. The property is ideally situated close to local amenities, making it a convenient choice for families and professionals alike.

As you approach the house, you are greeted by a well-maintained driveway and a lovely lawn area, leading to an inviting entrance porch. Upon entering, you will find a spacious hall that opens into a semi-open plan lounge and dining area. The lounge features a delightful walk-in bay window and a cosy fireplace, creating a warm and welcoming atmosphere. The bi-folding internal doors seamlessly connect the living room to the dining room, enhancing the sense of space and light.

Beyond the dining room lies an impressive extended sunroom, adorned with sliding doors that lead to the rear garden. This area is flooded with natural light, thanks to the skylights and floor-to-ceiling windows, making it an ideal spot for relaxation or entertaining guests. The modern, refitted kitchen completes the ground floor, providing a stylish and functional space for culinary enthusiasts.

On the first floor, you will discover three generous bedrooms, each offering ample space and comfort. The modern fitted bathroom is tastefully designed, catering to the needs of the household. Additionally, the property boasts a garage with a utility area, providing extra convenience.

The private and enclosed rear garden is a true highlight, featuring a raised patio area, a slate section, a lush lawn, and another patio with attractive borders. This outdoor space is perfect for enjoying

## Key Features

- EXTENDED AND IMPROVED BAY FRONTED THREE BEDROOM HOME
- EXTENDED SUN ROOM TO REAR
- MODERN FITTED BATHROOM
- GARAGE WITH UTILITY AREA
- HIGHLY SOUGHT AFTER LOCATION
- SEMI OPEN PLAN LOUNGE DINER
- REFITTED MODERN KITCHEN
- LANDSCAPED REAR GARDEN
- DRIVEWAY TO THE FRONT
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Entrance Porch

### Hall

### Lounge

9'10" x 10'10" (3.00m x 3.32m)

### Dining Room

13'7" x 9'10" (4.16m x 3.00m)

### Sun Room

19'10" x 8'3" (6.06m x 2.54m)

### Kitchen

11'5" x 8'7" (3.48m x 2.64m)

### Garage/utility area

### First Floor Landing

### Bedroom One

12'3" x 11'5" (3.75m x 3.50m)

### Bedroom Two

10'6" x 9'7" (3.21m x 2.94m)

### Bedroom Three

6'10" x 6'5" (2.09m x 1.97m)

### Family Bathroom

### Identification Checks B





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Approximate total area<sup>(1)</sup>  
106.3 m<sup>2</sup>

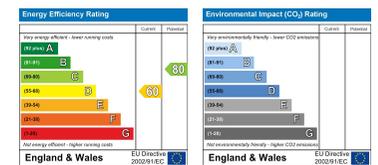
Balconies and terraces  
20.2 m<sup>2</sup>

(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.

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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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