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Lichfield Road | Walsall | WS3 3BJ

Asking Price £285,000

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Summary

****TRADITIONAL BAY FRONTED DETACHED HOME********THREE BEDROOMS********TWO RECEPTION ROOMS********REFITTED KITCHEN********REFITTED BATHROOM********GUEST WC********SEPERATE UTILITY ROOM********GARAGE********LANDSCAPED REAR GARDEN********GENEROUS CORNER PLOT********VIEWING ESSENTIAL****

Situated on the desirable Lichfield Road, this executive traditional bay-fronted detached home combines classic charm with modern comfort. Set on a generous plot with a spacious block-paved frontage, this property offers ample parking and a welcoming presence.

step through the entrance porch into the inviting hallway, complete with a convenient guest WC. The lounge boasts a beautiful feature bay window, creating a bright and airy space, while a separate dining room provides a perfect setting for formal meals and gatherings. The refitted kitchen, designed for modern living, includes access to a useful utility room and an adjoining garage, offering additional storage and functionality.

Key Features

- TRADITIONAL BAY FRONTED DETACHED HOME
- TWO RECEPTION ROOMS
- REFITTED BATHROOM
- GARAGE AND DRIVE
- GUEST WC
- GENEROUS CORNER PLOT
- REFITTED KITCHEN
- THREE BEDROOMS
- UTILITY ROOMS
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING!!

Rooms and Dimensions

Identification Checks B

Entrance Porch

Hall

Guest WC

Lounge

13'9" x 11'9" (4.2m x 3.6m)

Sitting/ Dining Room

12'9" x 10'9" (3.9m x 3.3m)

Kitchen

9'6" x 8'2" (2.9m x 2.5m)

Utility Room

9'6" x 7'2" (2.9m x 2.2m)

Garage

17'4" x 7'2" (5.3m x 2.2m)

First Floor Landing

Family Bathroom

9'6" x 8'2" (2.9m x 2.5m)

Bedroom One

13'9" x 11'9" (4.2m x 3.6m)

Bedroom Two

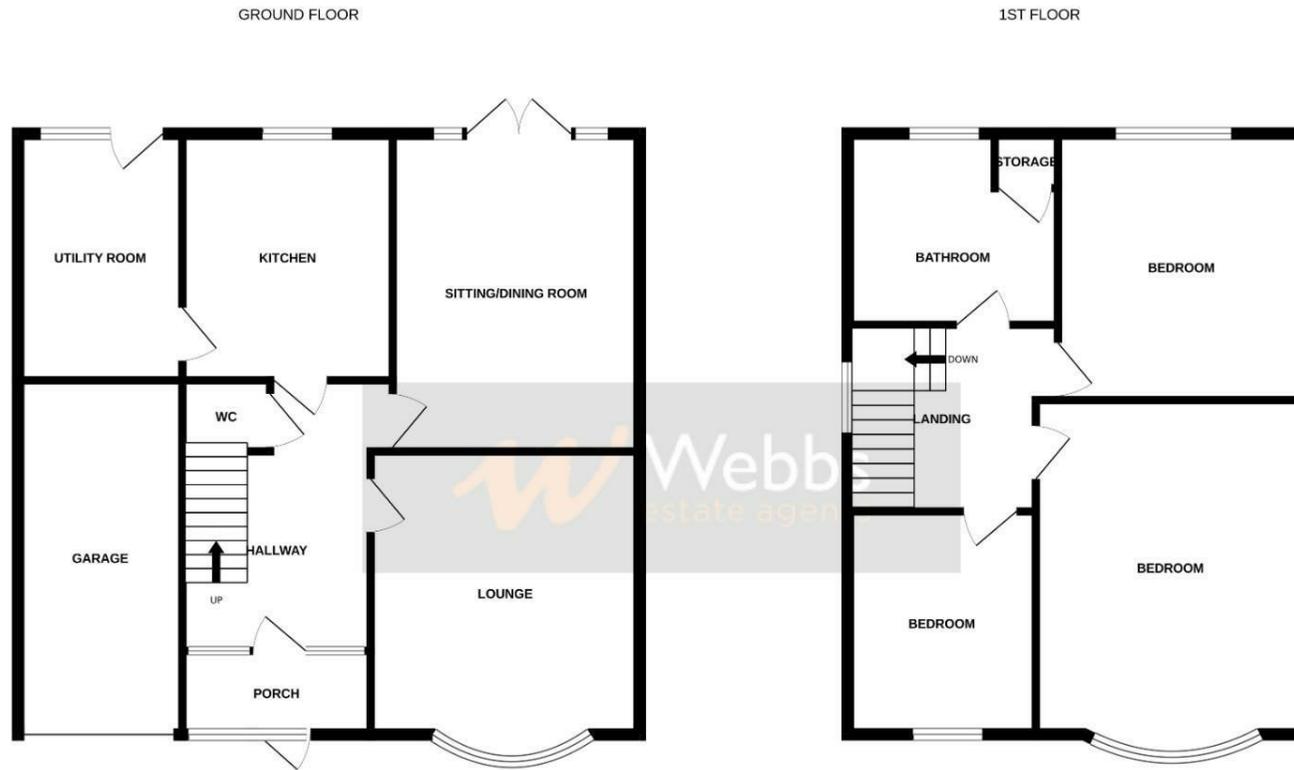
12'9" x 10'9" (3.9m x 3.3m)

Bedroom Three

9'6" x 7'2" (2.9m x 2.2m)







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	85	85	85
Energy Efficiency Rating: 85 (A)		Environmental Impact (CO ₂) Rating: 85 (A)	
Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact (CO ₂) Rating scale: A (10-35), B (36-45), C (46-55), D (56-65), E (66-75), F (76-85), G (86-95)	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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