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Dickinson Drive | Walsall | WS2 9DR

Asking Price £195,000

 **Webbs**
estate agents

Summary

****EXTENDED AND IMPROVED HOME**TWO GENEROUS BEDROOMS**SEMI OPEN PLAN LIVING KITCHEN DINER**FITTED BATHROOM**LANDSCAPED REAR GARDEN*DRIVEWAY TO THE FRONT**PERFECT FIRST TIME BUY**VIEWING ESSENTIAL****

Welcome to this charming end-terrace home located on Dickinson Drive in Walsall. This extended two-bedroom property is ideally situated in a sought-after area, close to a variety of local amenities, including shops, schools, and excellent transport links, notably the M6 motorway, making it perfect for commuters.

As you approach the property, you will find a block-paved driveway leading to the entrance porch, which welcomes you into a spacious hallway. The lounge features a delightful fireplace, creating a warm and inviting atmosphere. At the rear of the home, you will discover a generously sized semi-open plan living kitchen diner, complete with patio doors that open out to the rear garden, allowing for an abundance of natural light and a seamless connection to outdoor living.

Key Features

- EXTENDED TWO BEDROOM HOME
- FITTED KITCHEN
- DECEPTIVELY SPACIOUS THROUGHOUT
- LANDSCAPED REAR GARDEN
- VIEWING ESSENTIAL
- SEMI OPEN PLAN LIVING KITCHEN DINER
- FITTED BATHROOM
- PERFECT FIRST TIME BUY
- POPULAR RESIDENTIAL LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399

Rooms and Dimensions

Porch

2'10" x 5'6" (0.88m x 1.69m)

Hall

Living Room

13'3" x 9'10",190'3" (4.04m x 3,58m)

Sitting Dining Area

16'5" x 7'10" (5.01m x 2.40m)

Kitchen

15'6" x 7'4" max (4.74m x 2.26m max)

First Floor Landing

Bedroom One

13'5" x 9'6" max (4.10m x 2.91m max)

Bedroom Two

11'7" x 10'3" (3.55m x 3.13m)

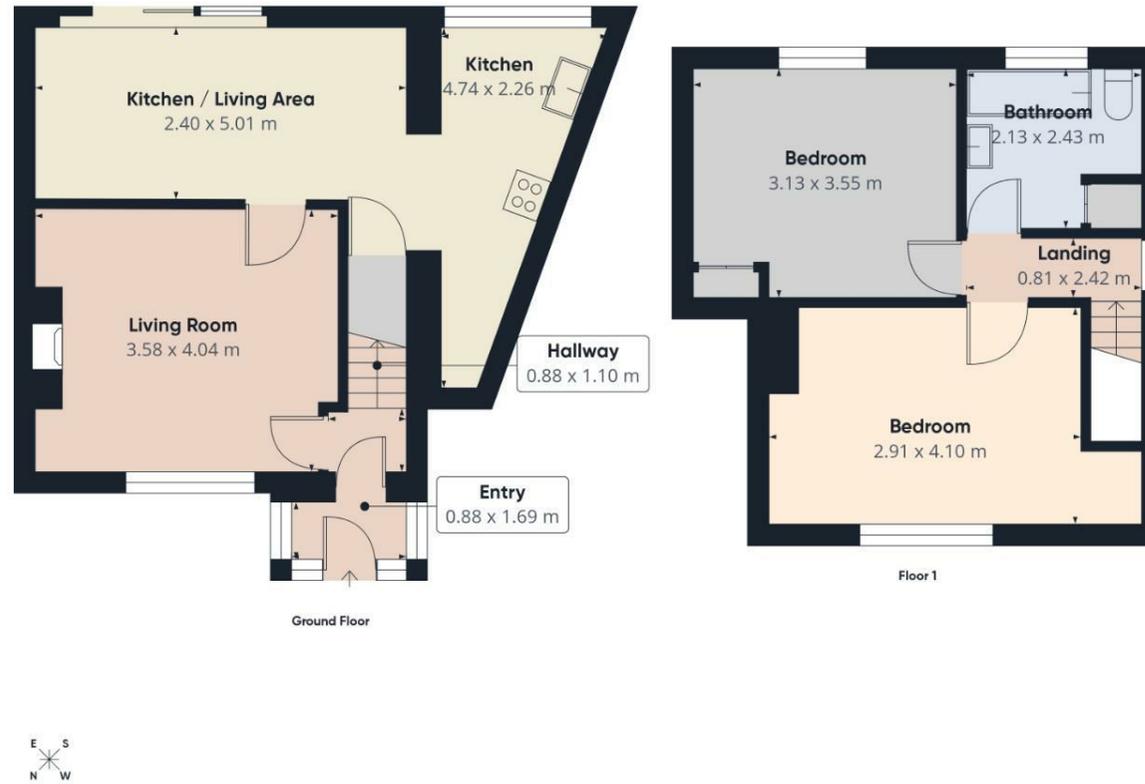
Bathroom

7'6" x 6'6",141'0" (2.31m x 2,43m)

Identification Checks B







Approximate total area⁽¹⁾
69.1 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.

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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Rating	Score	Rating	Score
Best available (A)	92-100	Best available (A)	10-20
B	81-91	B	21-30
C	69-80	C	31-40
D	55-68	D	41-50
E	39-54	E	51-60
F	21-38	F	61-70
G	1-20	G	71-80
Minimum (G)	1-20	Minimum (G)	81-90
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC