



Irvine Road | Walsall | WS3 2DY

Asking Price £170,000





## Summary

Nestled on the desirable Irvine Road in Walsall, this charming semi-detached house presents an excellent opportunity for those seeking a well-maintained home in a popular location. With its close proximity to the town centre and train station, this property is ideal for commuters and families alike, offering easy access to local shops, amenities, and reputable schools.

Upon entering, you are greeted by a welcoming hallway that features a convenient storage cupboard. The spacious lounge diner is perfect for both relaxation and entertaining, providing a comfortable space for family gatherings. The kitchen, seamlessly integrated into the living area, enhances the overall functionality of the home.

The first floor boasts two generous double bedrooms, each offering ample space and natural light, making them perfect for restful nights. The bathroom is well-appointed, catering to the needs of modern living.

Externally, the property features a pleasant enclosed rear garden, complete with a patio seating area, ideal for enjoying the outdoors during warmer months. Additionally, there are two brick-built

## Key Features

- WELL MAINTAINED SEMI DETACHED HOME
- CLOSE TO TOWN CENTRE AND TRAIN STATION
- NEW BOILER
- GOOD SCHOOL CATCHMENT
- EARLY VIEWING ADVISED
- TWO GENEROUS DOUBLE BEDROOMS
- ENCLOSED GARDEN
- LARGE LOUNGE DINER
- IDEAL FOR FIRST TIME BUYERS
- CALL WEBBS TO SECURE YOUR VIEWING TODAY ON 01922 663399!!!!

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LOUNGE DINER

19'4" x 10'6" (5.913 x 3.212)

### KITCHEN

9'3" x 8'5" (2.840 x 2.569)

### LANDING

### BEDROOM ONE

16'2" x 9'6" (4.929 x 2.919)

### BEDROOM TWO

11'10" x 9'4" (3.621 x 2.845)

### BATHROOM

7'1" x 6'1" (2.179 x 1.864)

### ENCLOSED REAR GARDEN

### FRONT GARDEN

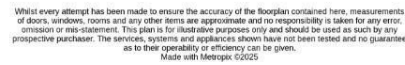
### Identification Checks B







1ST FLOOR



**Energy Efficiency Rating**

Very energy efficient - lower running costs  
All energy efficient - higher running costs

2009  
2019

78

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions  
All environmentally friendly - higher CO<sub>2</sub> emissions

2009  
2019

65

**England & Wales**

EU Directive 2009/11/EC

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