



New Forest Road | Walsall | WS3 1TR

Asking Price £299,999

 **Webbs**
estate agents

Summary

****4/5 BEDROOM HOME**HEAVILY EXTENDED AND IMPROVED THROUGHOUT**KITCHEN DINER**GUEST WC**LANDSCAPED REAR GARDEN**POPULAR LOCATION**VIEWING ESSENTIAL****

Nestled on New Forest Road in Walsall, this impressive semi-detached house offers a wealth of space and versatility, making it an ideal family home. The property has been heavily extended, providing a generous layout that caters to modern living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient guest WC. The spacious lounge is perfect for relaxation and entertaining, while the heart of the home lies in the modern fitted kitchen diner. This area is bathed in natural light, thanks to the patio doors that open onto the beautifully landscaped rear garden, creating a seamless connection between indoor and outdoor spaces.

Adjacent to the kitchen, you will find a second reception room that can also serve as a fifth bedroom, offering dual aspects to the front and rear of the property. This flexibility is ideal for families needing extra space or for those who work from home.

The first floor boasts four generously sized bedrooms, providing ample room for family members or guests. A well-appointed family bathroom completes this level, ensuring comfort and convenience for

Key Features

- HEAVILY EXTENDED 4/5 BEDROOM HOME
- KITCHEN DINER
- FOUR DOUBLE BEDROOMS ON THE 1ST FLOOR
- IMPROVED THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES
- 2 RECEPTION ROOMS
- GUEST WC
- LANDSCAPED REAR GARDEN
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Entrance Hall

5'8" x 3'2" (1.73m x 0.97m)

WC

5'8" x 2'5" (1.75m x 0.76m)

Lounge

15'9" x 14'7" (4.81m x 4.46m)

Kitchen Diner

14'9" x 8'6" (4.50m x 2.61m)

Reception Room 2/ Bedroom 5

18'11" x 7'0" (5.78m x 2.15m)

First Floor Landing

Bedroom 1

18'11" x 7'0" (5.78m x 2.15m)

Bedroom 2

13'4" x 8'2" (4.07m x 2.51m)

Bedroom 3

10'7" x 7'10" (3.24m x 2.41m)

Bedroom 4

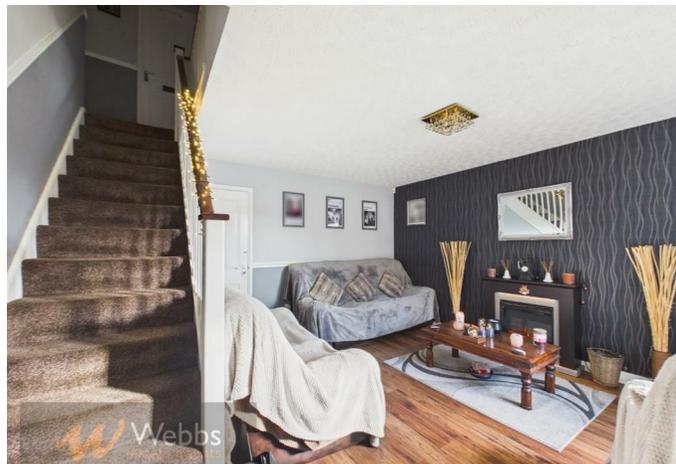
7'1" x 5'10" (2.16m x 1.80m)

Family Bathroom

5'6" x 6'0" (1.68m x 1.85m)

Identification Checks B







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
105-120	A	105-120	A
90-105	B	90-105	B
75-85	C	75-85	C
65-75	D	65-75	D
55-65	E	55-65	E
45-55	F	45-55	F
35-45	G	35-45	G

EU Directive 2002/91/EC