



Webbs
Helping people move since 1994

Woodlands Crescent | Walsall | WS3 5DP

Asking Price £265,000

 **Webbs**
estate agents

Summary

****IMPROVED THREE BEDROOM HOME********TWO RECEPTION ROOMS********MODERN FITTED KITCHEN AND BATHROOM********POPULAR LOCATION********GENEROUS PLOT********DETACHED STORE ROOM TO THE REAR********VIEWING ESSENTIAL****

Webbs Estate Agents are delighted to present this beautifully improved semi-detached house located on Woodlands Crescent in Walsall. This charming three-bedroom home is ideally suited for first-time buyers and is conveniently situated close to all local amenities.

Upon entering, you are welcomed by a spacious entrance hall that leads you through the ground floor. The heart of the home features a modern, refitted kitchen, perfect for culinary enthusiasts. Adjacent to the kitchen, you will find a comfortable lounge complete with a feature fireplace, creating a warm and inviting atmosphere. There is also a separate dining room, ideal for entertaining family and friends. Additionally, the ground floor includes a side lobby that provides convenient access from the front to the rear of the property.

As you ascend to the first floor, you will discover three generous bedrooms, each offering ample space for relaxation and personalisation. The modern fitted bathroom is located at the rear, providing a tranquil space for unwinding after a long day.

Key Features

- DECEPTIVELY SPACIOUS THREE BEDROOM HOME
- MODERN FITTED KITCHEN
- TWO RECEPTION ROOMS
- DETACHED STORE ROOM TO THE REAR
- CLOSE TO ALL LOCAL AMANETITES
- FINISHED TO A HIGH STANDARD THROUGHOUT
- MODERN FITTED BATHROOM
- LANDSCAPED REAR GARDEN
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399

Rooms and Dimensions

Entrance Hall

Lounge

14'3" x 11'4" (4.359m x 3.464m)

Dining Area

12'10" x 8'5" (3.935m x 2.567m)

Refitted Kitchen

13'9" x 8'2" (4.197m x 2.509m)

Lobby

23'5" x 3'7" (7.156m x 1.099m)

First Floor Landing

Bedroom One

11'11" x 11'2" (3.643m x 3.408m)

Bedroom Two

10'8" x 9'10" (3.254m x 3.018m)

Bedroom Three

9'3" x 7'11" (2.844m x 2.414m)

Family Bathroom

7'9" x 5'5" (2.376m x 1.654m)

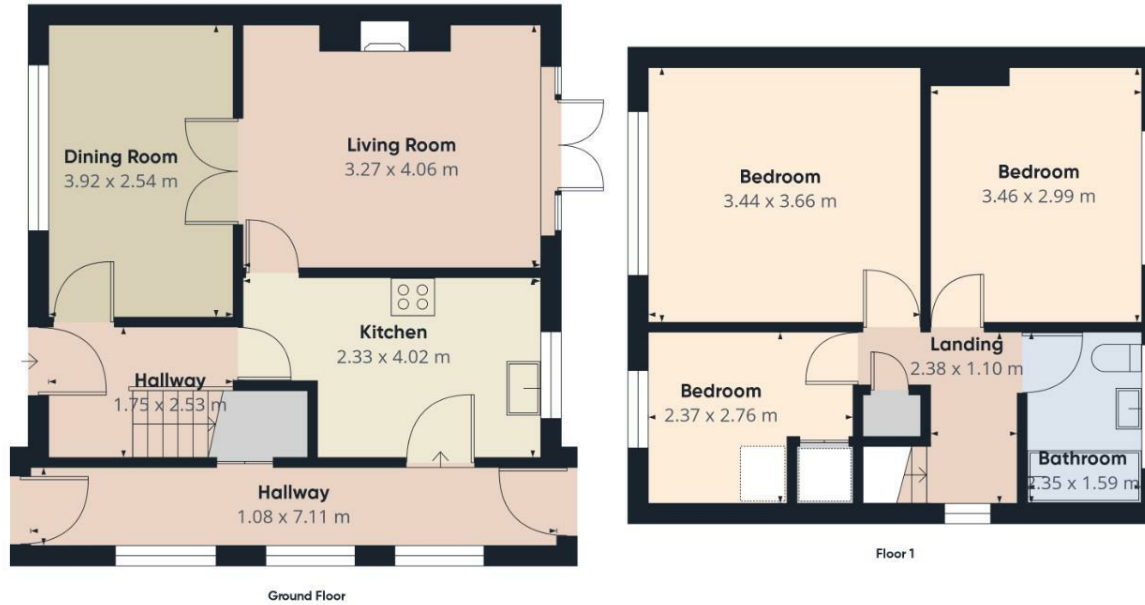
Detached Store Room

10'11" x 10'11" (3.338m x 3.350m)

Identification Checks B







Approximate total area⁽¹⁾
81.9 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.

GIRAFFE360



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 | |
|--|--|--|--|
| Current | Potential | Current | Potential |
| 100-125 kWh/m ² /year A | 100-125 kWh/m ² /year A | 100-125 g/m ² /year A | 100-125 g/m ² /year A |
| 126-150 kWh/m ² /year B | 126-150 kWh/m ² /year B | 126-150 g/m ² /year B | 126-150 g/m ² /year B |
| 151-175 kWh/m ² /year C | 151-175 kWh/m ² /year C | 151-175 g/m ² /year C | 151-175 g/m ² /year C |
| 176-200 kWh/m ² /year D | 176-200 kWh/m ² /year D | 176-200 g/m ² /year D | 176-200 g/m ² /year D |
| 201-225 kWh/m ² /year E | 201-225 kWh/m ² /year E | 201-225 g/m ² /year E | 201-225 g/m ² /year E |
| 226-250 kWh/m ² /year F | 226-250 kWh/m ² /year F | 226-250 g/m ² /year F | 226-250 g/m ² /year F |
| 251-300 kWh/m ² /year G | 251-300 kWh/m ² /year G | 251-300 g/m ² /year G | 251-300 g/m ² /year G |
| EU Directive 2002/91/EC | EU Directive 2002/91/EC | EU Directive 2002/91/EC | EU Directive 2002/91/EC |
| England & Wales | England & Wales | England & Wales | England & Wales |