



Reedswood Lane | Walsall | WS2 8QP

Asking Price £295,000

 **Webbs**
estate agents

Summary

****HEAVILY EXTNEDED AND IMPROVED**MODERN KITCHEN DINER**CONSERVATORY TO THE REAR**OUTBUILDING**FOUR PIECE SUITE BATHROOM**FINISHED TO A HIGH STANDARD**PERFECT FAMILY HOME**VIEWING ESSENTIAL****

Webbs Estate Agents are delighted to present this beautifully extended and improved semi-detached house located on Reedswood Lane in Walsall. This charming three-bedroom home is situated in a popular residential area, conveniently close to local amenities, including shops, schools, and excellent transport links.

As you approach the property, you will find a driveway leading to a welcoming porch. Upon entering, you are greeted by an extended lounge diner, providing a spacious and inviting area for family gatherings and entertaining guests. At the rear of the house, a modern fitted kitchen diner opens into a delightful conservatory, perfect for enjoying the garden views throughout the seasons.

The first floor boasts two generously sized double bedrooms and a well-proportioned single bedroom, ensuring ample space for family living. The family bathroom features a stylish four-piece suite, offering both comfort and convenience.

Stepping outside, the large landscaped rear garden is a true highlight of this property. It features a paved patio area, extensive lawns, and a substantial brick outbuilding, which can serve as a storage

Key Features

- HEAVILY EXTNEDED AND IMPROVED
 - LOUNGE DINER
 - LARGE REAR GARDEN
 - PERFECT FAMILY HOME
 - VIEWING ESSENTIAL
- KITCHEN DINER
 - CONSERVATORY
 - OUTBUILDING TO THE REAR
 - MODERN FITTED FOUR PIECE FAMILY BATHROOM
 - CALL WEBBS TO SECURE YOUR VIEWING ON 01922663399

Rooms and Dimensions

Entrance Hall

3'9" x 4'0" (1.16m x 1.24m)

Lounge Diner

26'0" x 15'7" (7.93m x 4.75m)

Kitchen Diner

16'1" x 8'7" (4.92m x 2.64m)

Conservatory

15'1" x 8'4" (4.62m x 2.55m)

First Floor Landing

Bedroom One

15'7" x 10'0" (4.76m x 3.05m)

Bedroom Two

14'3" x 7'10" (4.36m x 2.41m)

Bedroom Three

7'7" x 6'6" (2.33m x 1.99m)

Family Bathroom

8'8" x 8'0" (2.65m x 2.45m)

Outbuilding

19'3" x 18'0" (5.87m x 5.49m)

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	
Current	Potential	Current	Potential
Key average energy efficiency - lower energy costs 44.00 A 10.00 B 39.00 C 34.00 D 29.00 E 24.00 F 19.00 G		Key environmental impact - lower CO ₂ emissions 100.00 A 80.00 B 60.00 C 40.00 D 20.00 E 0.00 F -20.00 G	
Not applicable - higher energy costs England & Wales EU Directive 2002/91/EC		Not applicable - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	

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