



Wood Common Grange | Walsall | WS3 5EZ

Asking Price £315,000

 **Webbs**
estate agents

Summary

****DETACHED**IMPROVED AND EXTENDED**CONSERVATORY**TWO RECEPTION ROOMS**FINISHED TO A HIGH STANDARD**VIEWING ESSENTIAL****

Webbs Estate Agents are delighted to present this beautifully improved and deceptively spacious detached house located in the sought-after area of Wood Common Grange, Pelsall, Walsall. This charming property is ideally situated within close proximity to local shops, schools, and excellent transport links, making it perfect for families and commuters alike.

As you approach the home, you will find a generous driveway leading to the welcoming entrance porch. Upon entering, you are greeted by the first of two reception rooms, which offers a warm and inviting space for relaxation or entertaining guests. Adjacent to this is a modern, refitted kitchen, complete with a selection of stylish wall and base units, providing ample storage and functionality for all your culinary needs.

At the rear of the property, you will discover a large lounge that spans the width of the house, seamlessly connecting to a delightful conservatory. This area is perfect for enjoying the natural light and views of the garden, making it an ideal spot for family gatherings or quiet evenings.

The first floor boasts three generously sized bedrooms, ensuring plenty of space for family or guests. The master bedroom features an en suite bathroom, providing added convenience and privacy.

Key Features

- THREE BEDROOM DETACHED
- IMPROVED THROUGHOUT
- REFITTED BATHROOM AND EN SUITE
- POPULAR RESIDENTIAL LOCATION
- VIEWING ESSENTIAL
- CONSERVATORY TO THE REAR
- REFITTED KITCHEN
- TWO RECEPTION ROOMS
- LANDSCAPED REAR GARDEN
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!!

Rooms and Dimensions

Entrance Porch

Sitting/ Dining Room

10'7" x 10'3" (3.24m x 3.14m)

Kitchen

15'3" x 7'2" (4.66m x 2.20m)

Living Room

18'5" x 13'8" (5.63m x 4.17m)

Conservatory

11'6" x 9'2" (3.52m x 2.81m)

First Floor Landing

Bedroom One

12'0" x 11'3" (3.67m x 3.44m)

En Suite

Bedroom Two

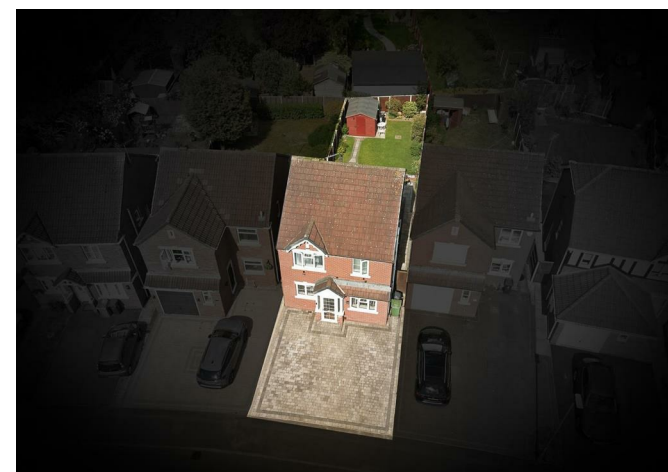
12'4" x 9'2" (3.77m x 2.80m)

Bedroom Three

6'11" x 6'8" (2.13m x 2.04m)

Family Bathroom

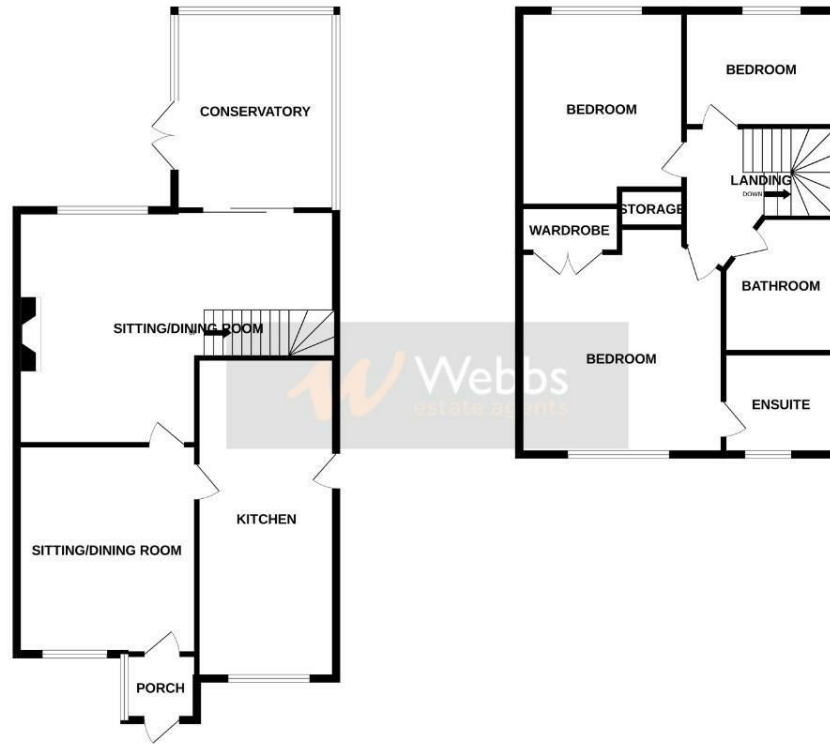
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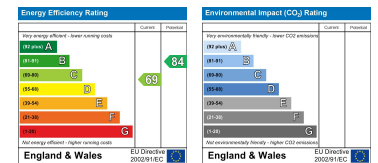
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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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.



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