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Walsall Road | Walsall | WS3 4DP

Asking Price £280,000

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Summary

****EXTENDED AND IMPROVED FAMILY HOME** ORIGINAL FEATURES THROUGHOUT** TWO RECEPTION ROOMS** UTILITY AND WC** FOUR PIECE FAMILY BATHROOM** VILLAGE OF PELSALL** EN SUITE TO MASTER** LARGE PLOT** VIEWING ESSENTIAL****

Webbs Estate Agents are delighted to present this beautifully restored semi-detached family home located on Walsall Road in Pelsall. Just a stone's throw from the vibrant Pelsall Village high street, this property offers an abundance of local amenities right at your doorstep, making it an ideal choice for families and professionals alike.

As you approach the home, you will find a paved driveway leading to a welcoming porch. The ground floor features two spacious reception rooms, including a lounge with a charming feature fireplace, perfect for cosy evenings. The separate dining room flows seamlessly into a stunning kitchen, which is sure to impress any culinary enthusiast. Additionally, there is a separate utility room and a convenient guest WC, enhancing the practicality of this delightful home.

Moving to the first floor, you will discover two generous double bedrooms, along with a versatile office space that can be tailored to your needs. The fabulous four-piece family bathroom is a true highlight, complete with a luxurious roll-top bath, providing a perfect retreat for relaxation.

Key Features

- DECEPTIVELY SPACIOUS THREE BEDROOM FAMILY HOME
- TWO RECEPTION ROOMS
- ORIGINAL FEATURE THROUGHOUT
- GENEROUS PLOT
- VILLAGE OF PELSALL
- EXTENDED AND IMPROVED THROUGHOUT
- UTILITY ROOM AND GUEST WC
- FOUR PIECE FAMILY BATHROOM
- FINISHED TO A HIGH STANDARD THROUGHOUT
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399

Rooms and Dimensions

Entrance Porch

3'6" x 4'0" (1.09m x 1.22m)

Lounge

10'10" x 13'3" (3.32m x 4.06m)

Dining Room

15'1" x 13'2" (4.60m x 4.03m)

Kitchen

18'5" x 8'3" (5.63m x 2.53m)

Utility Room

4'3" x 8'3" (1.32m x 2.53m)

Guest WC

8'5" x 4'0" (2.57m x 1.22m)

First Floor Landing

Bedroom Two

11'3" x 12'2" (3.45m x 3.72m)

Bedroom Three

11'9" x 10'1" (3.60m x 3.09m)

Study

6'2" x 5'8" (1.88m x 1.73m)

Family Bathroom

12'4" x 8'5" (3.77m x 2.59m)

Second Floor Landing

Master Bedroom

12'10" x 12'2" (3.93m x 3.72m)

En Suite

11'10" x 4'3" (3.63m x 1.32m)

Identification Checks B





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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Score	Band	Score	Band
100-120	A	100-120	A
80-100	B	80-100	B
60-80	C	60-80	C
40-60	D	40-60	D
20-40	E	20-40	E
1-20	F	1-20	F
1-10	G	1-10	G

England & Wales EU Directive 2002/91/EC

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