



Irvine Road | Bloxwich, Walsall | WS3 2DZ

Offers Over £200,000

 **Webbs**  
estate agents



# Summary

**\*\*DECEPTIVLEY SPACIOUS THREE BEDROOM HOME\*\*RENOVATED THROUGHOUT\*\*MODERN REFITTED KITCHEN\*\*MODERN REFITTED BATHROOM\*\*GUEST WC\*\*UTILITY ROOM\*\*PERFECT FIRST TIME BUY OR INVESTMENT\*\*POPULAR LOCATION\*\*VIEWING ESSENTIAL\*\*NO CHAIN\*\***

Webbs Estate Agents are delighted to present this deceptively spacious and much-improved three-bedroom terraced house located on Irvine Road in Walsall. This property is situated in a popular area, conveniently close to local amenities, including shops, schools, and excellent transport links.

As you approach the home, you are greeted by a gated lawned garden, providing a welcoming entrance. Inside, the property features an entrance hall that leads to a modern refitted kitchen, perfect for those who enjoy cooking and entertaining. Adjacent to the kitchen, there is a useful lobby and utility area, complete with a guest WC for added convenience.

The generous lounge at the rear of the house is a highlight, boasting patio doors that open onto the private and enclosed low-maintenance rear garden. This outdoor space is ideal for relaxing or hosting gatherings with family and friends.

On the first floor, you will find three well-proportioned bedrooms, each offering ample space for comfortable living. The modern refitted bathroom completes the upper level, ensuring that all essential

## Key Features

- THREE BEDROOM HOME
  - MODERN REFITTED BATHROOM
  - UTILITY ROOM
  - FINISHED TO A HIGH STANDARD THROUGHOUT
  - POPULAR RESIDENTIAL LOCATION
- RENOVATED THROUGHOUT
  - MODERN REFITTED KITCHEN
  - GUEST WC
  - PERFECT FIRST TIME BUY OR INVESTMENT
  - CALL WEBBS TO SECURE YOUR VIEWING ON 01922663399

## Rooms and Dimensions

### Entrance Hall

9'9" x 3'3" (2.99m x 1.01m)

### Refitted Kitchen

9'9" x 8'6" (2.98m x 2.61m)

### Lounge

13'0" x 12'6" (3.98m x 3.82m)

### Utility Room

7'1" x 6'0" (2.18m x 1.85m)

### Guest WC

4'9" x 2'3" (1.46m x 0.69m)

### First Floor Landing

### Bedroom One

10'10" x 12'5" (3.32m x 3.81m)

### Bedroom Two

12'5" x 8'3" (3.81m x 2.52m)

### Bedroom Three

8'7" x 8'2" (2.63m x 2.49m)

### Refitted Bathroom

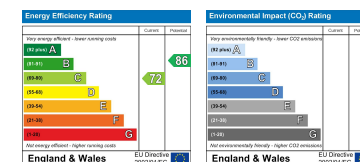
### Identification Checks B







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.



212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: [bloxwich@webbestateagents.co.uk](mailto:bloxwich@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

