



Webbs

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Beeches Road | Walsall | WS3 1EU

Offers In Excess Of £210,000

 **Webbs**
estate agents

Summary

****THREE BEDROOM**** ****DECEPTIVELY SPACIOUS**** ****FINISHED TO A HIGH STANDARD**** ****MODERN FITTED KITCHEN**** ****REFITTED BATHROOM**** ****REFITTED GUEST WC**** ****CONSERVATORY TO THE REAR**** ****GENEROUS REAR GARDEN**** ****PERFECT FIRST TIME BUY**** ****POPULAR LOCATION**** ****VIEWING ESSENTIAL****

Nestled on the popular Beeches Road in Walsall, this beautifully improved three-bedroom semi-detached house offers a perfect blend of comfort and modern living. As you approach the property, you are greeted by a gravelled driveway that leads to a welcoming entrance porch. Upon entering, you will find a spacious hall that opens into a charming lounge, complete with a feature fireplace that adds a touch of warmth and character to the home.

The modern fitted kitchen is both practical and stylish, featuring convenient understairs storage and a separate WC. This area flows seamlessly into a delightful conservatory at the rear, providing a lovely space to relax while overlooking the private and enclosed rear garden. The garden is predominantly laid to lawn, complemented by a patio area, making it an ideal spot for outdoor entertaining or simply enjoying the fresh air.

On the first floor, you will discover three generous bedrooms, each offering ample space for rest and relaxation. The modern refitted bathroom is tastefully designed, ensuring that all your needs are

Key Features

- DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED HOME
- SEMI OPEN PLAN KITCHEN LIVING DINING
- REFITTED BATHROOM
- POTENTIAL TO EXTENDED (STPP)
- POPULAR LOCATION
- MODERN FITTED KITCHEN
- REFITTED GUEST WC
- GENEROUS PLOT
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Entrance Hall

Lounge

14'9" x 11'9" (4.51m x 3.60m)

Kitchen

14'8" x 7'0" (4.48m x 2.14m)

Guest WC

4'3" x 2'9" (1.31m x 0.84m)

Sun Room

12'2" x 8'9" (3.73m x 2.67m)

First Floor Landing

Bedroom One

10'8" x 8'5" (3.26m x 2.59m)

Bedroom Two

10'6" x 8'11" (3.21m x 2.74m)

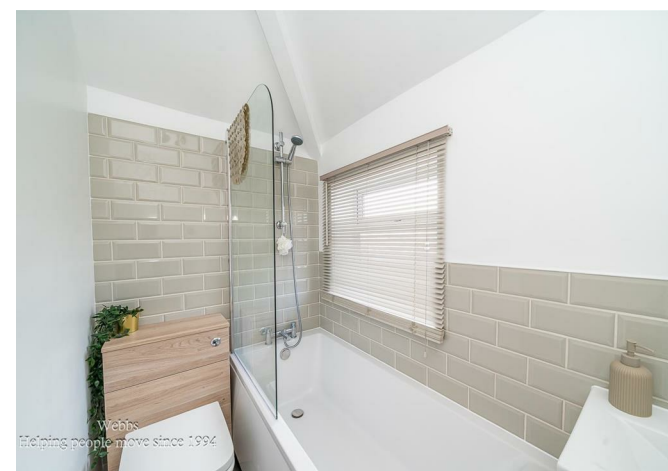
Bedroom Three

9'0" x 7'3" (2.75m x 2.21m)

Bathroom

7'2" x 5'5" (2.19m x 1.66m)

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
105.20 A	105.20 A	10.00 A	10.00 A
105.00 B	105.00 B	10.50 B	10.50 B
104.80 C	104.80 C	11.00 C	11.00 C
104.60 D	104.60 D	11.50 D	11.50 D
104.40 E	104.40 E	12.00 E	12.00 E
104.20 F	104.20 F	12.50 F	12.50 F
104.00 G	104.00 G	13.00 G	13.00 G

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212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: bloxwich@webbsestateagents.co.uk | www.webbsestateagents.co.uk

