



Victoria Avenue | Walsall | WS3 3EJ

Offers Over £240,000



# Summary

**\*\*THREE BEDROOM DETACHED\*\*IMPROVED THROUGHOUT\*\*MODERN FITTED KITCHEN\*\*MODERN FITTED BATHROOM\*\*POTENTIAL TO EXTEND\*\*POPULAR LOCATION\*\*DECEPTIVELY SPACIOUS\*\*VIEWING ESSENTIAL\*\***

Webbs Estate Agents are delighted to present this deceptively spacious and improved detached home, situated on Victoria Avenue in Walsall. This property is located in a popular area, conveniently close to a variety of local amenities, including shops, schools, and transport links, making it an ideal choice for families and professionals alike.

As you approach the property, you will find a gravelled driveway that provides ample off-road parking. Upon entering, you are welcomed by an inviting entrance hall that leads to a comfortable lounge, perfect for relaxation. The modern fitted kitchen is a highlight of the home, offering a stylish space for culinary pursuits. Additionally, there is a guest WC for added convenience, and a sun room at the rear that invites natural light and provides a lovely view of the garden.

On the first floor, you will discover three generous bedrooms, each offering a peaceful retreat. The modern fitted bathroom is well-appointed, ensuring comfort for all residents.

The rear garden is a true gem, being both generous and private. It is mainly laid to lawn, providing a perfect space for outdoor activities, while the paved patio area is ideal for al fresco dining or simply enjoying the sunshine.

This property combines modern living with a welcoming atmosphere, making it a wonderful place to call home. We invite you to view this exceptional property and explore all it has to offer.

# Key Features

- THREE BEDROOM DETACHED
- DECEPTIVELY SPACIOUS
- MODERN FITTED BATHROOM
- GENEROUS PLOT
- PERFECT FIRST TIME BUY
- IMPROVED THROUGHOUT
- MODERN FITTED KITCHEN
- TURN KEY
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922663399

# Rooms and Dimensions

## Entrance Hall

## Lounge

13'1" x 11'6" (3.99m x 3.53m)

## Kitchen

13'10" x 7'6" (4.22m x 2.29m)

## Guest WC

4'10" x 2'5" (1.48m x 0.75m)

## Sun Room

15'1" x 7'6" (4.60m x 2.31m)

## First Floor Landing

## Bedroom One

10'1" x 10'8" (3.08m x 3.26m)

## Bedroom Two

10'10" x 8'0" (3.32m x 2.45m)

## Bedroom Three

7'9" x 8'7" (2.37m x 2.62m)

## Family Bathroom

5'11" x 4'10" (1.81m x 1.49m)

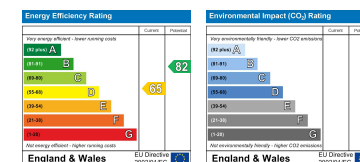
## Identification Checks B







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.



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