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Coalpool Lane | Walsall | WS3 1QL
£230,000

 **Webbs**
estate agents

Summary

****THREE BEDROOM SEMI**LARGE PLOT**BREAKFAST KITCHEN**GUEST WC**UTILITY/LOBBY ROOM**CONSERVATORY TO THE REAR**PERFECT FIRST TIME BUY**VIEWING ESSENTIAL****

Webbs Estate Agents are delighted to present this beautifully improved semi-detached house located on Coalpool Lane in Walsall. This charming three-bedroom home is situated in a popular area, conveniently close to local shops, schools, and various amenities, making it an ideal choice for families and professionals alike.

As you approach the property, you will notice the walled and gated generous driveway, providing ample parking space. Upon entering, you are welcomed by an entrance porch that leads into a spacious lounge, featuring a lovely walk-in bay window that fills the room with natural light. Beyond the lounge, you will find a modern fitted breakfast kitchen, perfect for casual dining, along with a separate WC for added convenience. The property also boasts a conservatory that overlooks the beautifully landscaped rear garden, creating a serene space to relax and enjoy the outdoors.

To the side of the house, there is a useful lobby/utility room with access from the front to the rear, enhancing the practicality of the home. On the first floor, you will discover three generous double bedrooms, each offering ample space and comfort. The modern fitted bathroom completes this level, providing a stylish and functional area for family use.

The rear garden is a true highlight, featuring a private and enclosed space with landscaped areas, paved patio sections, and well-maintained lawns, making it perfect for outdoor entertaining or simply enjoying a quiet afternoon in the sun.

This property is a wonderful opportunity for those seeking a well-appointed family home in a desirable location. Do not miss the chance to make this delightful house your new home.

Key Features

- IMPROVED THREE BEDROOM SEMI
- MODERN FITTED BATHROOM
- GUEST WC
- THREE GENEROUS BEDROOMS
- POPULAR LOCATION
- MODERN FITTED BREAKFAST KITCHEN
- CONSERVATORY TO THE REAR
- UTILITY/LOBBY ROOM
- LARGE DRIVE AND LANDSCAPED REAR GARDENS
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!!

Rooms and Dimensions

Entrance Porch

Lounge

17'3" x 16'3" (5.268m x 4.956m)

Breakfast Kitchen

14'3" x 8'4" (4.349m x 2.560m)

Conservatory

10'5" x 8'6" (3.186m x 2.591m)

Guest WC

5'3" x 2'5" (1.608m x 0.737m)

Utility/ lobby

18'2" x 5'3" (5.560m x 1.623m)

First Floor Landing

Bedroom One

11'1" x 9'10" (3.388m x 3.000m)

Bedroom Two

11'7" x 9'2" (3.535m x 2.803m)

Bedroom Three

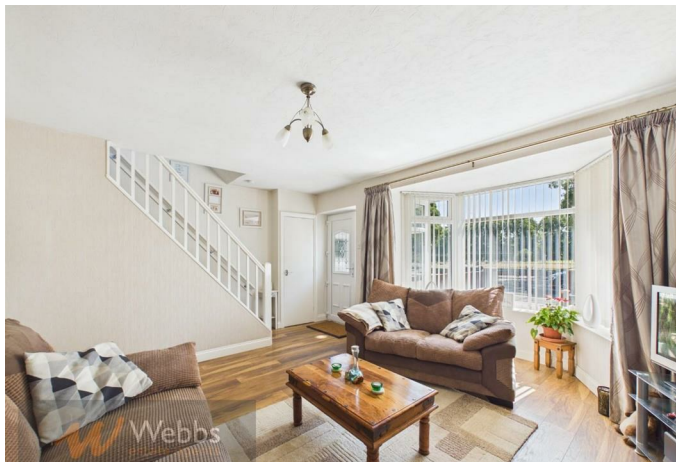
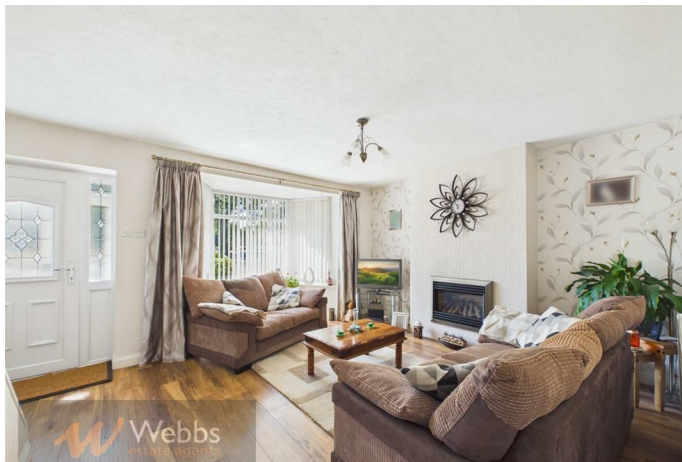
8'7" x 7'11" (2.622m x 2.429m)

Family Bathroom

5'10" x 5'9" (1.793m x 1.770m)

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 | www.webbestateagents.co.uk