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**Monmouth Road | Bentley, Walsall | WS2 0EH**  
Offers In The Region Of £160,000

 **Webbs**  
estate agents

## Summary

**\*\*CASH BUYERS ONLY\*\* RENOVATED TWO BEDROOM HOME\*\*REFITTED KITCHEN\*\*REFITTED SHOWER ROOM\*\*KITCHEN DINER\*\*GENEROUS PLOT\*\*VIEWING ESSENTIAL\*\***

Webbs Estate Agents are delighted to present this beautifully improved semi-detached house located on Monmouth Road in Bentley, Walsall. This charming two-bedroom home is ideally situated close to a variety of local amenities, making it a perfect choice for those seeking convenience and comfort.

As you approach the property, you will notice the spacious block-paved frontage, which leads you into a welcoming entrance porch and hall. The generous lounge provides a warm and inviting space for relaxation and entertainment. At the rear of the house, you will find a modern, refitted kitchen diner, complete with a sunroom that overlooks the beautifully landscaped garden, creating a perfect spot for enjoying meals and family gatherings.

On the first floor, the property boasts two well-proportioned bedrooms, offering ample space for rest and personalisation. The refitted shower room is both stylish and functional, catering to the needs of modern living.

The private and enclosed rear garden is a true highlight, providing a tranquil outdoor space for gardening, play, or simply unwinding after a long day.

This delightful home is offered for sale to cash buyers only, making it an excellent opportunity for those looking to invest in a property that combines modern living with a convenient location. Do not miss the chance to make this lovely house your new home.

## Key Features

- OFFERED FOR SALE TO CASH BUYERS ONLY
- FINISHED TO A HIGH STANDARD
- MODERN REFITTED SHOWER ROOM
- GENEROUS PLOT
- VIEWING ESSENTIAL
- FULLY RENOVATED THROUGHOUT
- MODERN REFITTED KITCHEN
- POPULAR LOCATION
- LANDSCAPED REAR GARDEN
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

## Rooms and Dimensions

### AGENTS NOTE

#### Porch

3'1" x 6'2" (0.95m x 1.89m)

#### Hall

#### Lounge

14'4" x 11'6" (4.38m x 3.51m)

#### Kitchen Diner

17'8" x 7'5" (5.41m x 2.27m)

#### Sun Room

8'7" x 4'9" (2.62m x 1.46m)

### First Floor Landing

#### Bedroom One

14'7" x 9'2" (4.45m x 2.80m)

#### Bedroom Two

10'10" x 10'1" (3.31m x 3.09m)

#### Shower Room

6'5" x 5'5" (1.96m 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.

