## Field Road | Walsall | WS3 3JD

Asking Price £175,000

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## Summary

*THREE BEDROOMS**DECEPTIVLEY SPACIOUS**FITTED KITCHEN**FITTED SHOWER ROOM**GARDEN ROOM TO THE REAR**PERFECT FIRST TIME BUY***POPULAR LOCATION**VIEWING ESSENTIAL*

Webbs are delighted to present this improved and deceptively spacious three-bedroom terraced house located on Field Road in Walsall. This charming home boasts a generous landscaped gated garden at the front, providing an inviting entrance.
Upon entering, you are welcomed by an entrance hall that leads to a lovely lounge diner, complete with a feature fireplace that adds character and warmth to the space. Adjacent to this is a delightful garden room, perfect for enjoying the natural light and views of the garden. The fitted kitchen is well-equipped, making it ideal for those who enjoy cooking and entertaining.
On the first floor, you will find three generously sized bedrooms, each offering ample space for relaxation and personalisation. The modern fitted shower room is stylish and functional, catering to the needs of a busy household.
To the rear of the property, there is a beautifully landscaped private and enclosed garden, providing a tranquil outdoor space for family gatherings or quiet evenings. Additionally, there is gated access to the rear, leading to communal parking, ensuring convenience for residents.
This property is perfect for families or anyone seeking a comfortable and spacious home in a desirable location. With its blend of modern amenities and charming features, this terraced house is a must-see. Don't miss the opportunity to make this lovely home your own.

## Key Features

- DECEPTIVLEY SPACIOUS THREE BEDROOM HOME
- THREE GENEROUS BEDROOMS
- FITTED SHOWER ROOM
- LOUNGE DINER
- PERFECT FIRST TIME BUY
- NO ONWARD CHAIN
- FITTED KITCHEN
- GARDEN ROOM TO THE REAR
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399

## Rooms and Dimensions

### PREMIUM CONVEYANCING (C)

### Entrance Hall

### Lounge Diner
24'9" x 11'11" (7.55m x 3.64m)

### Kitchen
8'10" x 9'3" (2.71m x 2.84m)

### Garden Room
8'2" x 8'0" (2.50m x 2.45m)

### First Floor Landing

### Bedroom One
12'2" x 10'7" (3.73m x 3.23m)

### Bedroom Two
10'8" x 10'7" (3.27m x 3.24m)

### Bedroom Three
7'3" x 7'6" (2.22m x 2.30m)

### Family Bathroom
7'8" x 5'7" (2.34m x 1.71m)

### Identification Checks B

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Approximate total area(1)

85.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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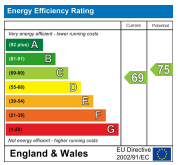


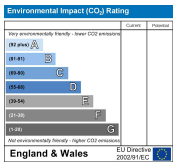


Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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