Simmonds Road | Walsall | WS3 3PT

Offers Over £300,000

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Summary

LARGE CORNER PLOTDOUBLE GARAGE**HEAVILY EXTENDED**TWO RECPETION ROOMS**SEPERATE UTILITY ROOM**MODERN FITTED KITCHEN**MODERN FITTED SHOWER ROOM**VIEWING ESSENTIAL**

Welcome to this beautifully extended three-bedroom home, ideally situated on the desirable Simmonds Road in Walsall. This property boasts a large corner plot, providing ample outdoor space and a paved driveway that leads to a charming entrance porch.
Upon entering, you are greeted by a spacious entrance hall that flows into a comfortable lounge, complete with a stylish media wall, perfect for relaxation and entertainment. The home has been thoughtfully extended to include a generous dining room, which features patio doors that open onto the expansive rear garden, allowing for a seamless indoor-outdoor living experience. Adjacent to the dining area is the modern extended kitchen, which offers convenient access to the double garage and a separate utility room, enhancing the practicality of this delightful home.
On the first floor, you will find a contemporary fitted shower room and three well-proportioned bedrooms, each providing a peaceful retreat for rest and relaxation.
The private and enclosed rear garden is a standout feature of this property, generously sized and primarily laid to lawn, complemented by a lovely patio area, ideal for outdoor gatherings or simply

Key Features

- HEAVILY EXTENDED THREE BEDROOM HOME
- DOBULE GARAGE
- FITED KITCHEN
- DECEPTIVLEY SPACIOUS THROUGHOUT
- VIEWING ESSENTAIL
- LARGE CORNER PLOT
- TWO RECEPTION ROOMS
- FITTED SHOWER ROOM
- POPULAR RESIDENTIAL LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Entrance Porch
5'4" x 3'2" (1.63m x 0.98m)

Hall

Lounge
10'7" x 10'2" (3.23m x 3.11m)

Sitting Dining Room
15'8" x 8'5" (4.78m x 2.59m)

Kitchen
8'1" x 15'7" (2.47m x 4.77m)

Utility Room
8'11" x 6'1" (2.73m x 1.86m)

Double Garage
18'2" x 29'5" (5.56m x 8.98m)

First Floor Landing

Bedroom One
10'8" x 12'6" (3.26m x 3.83m)

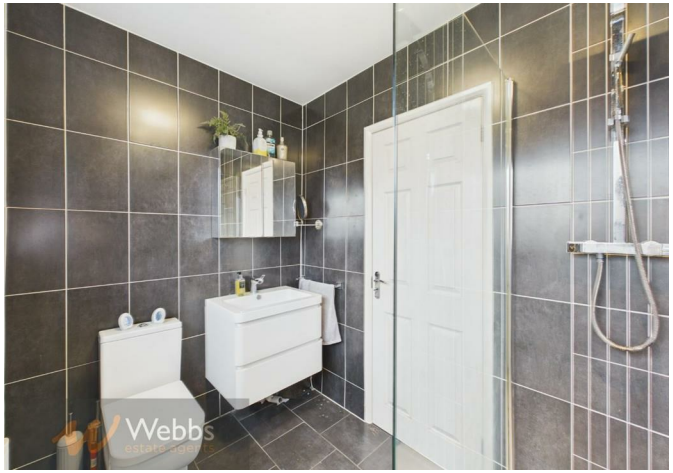
Bedroom Two
8'10" x 8'6" (2.70m x 2.61m)

Bedroom Three
6'0" x 6'5" (1.83m x 1.97m)

Shower Room
7'6" x 5'9" (2.31m x 1.76m)

Identification Checks B

Agents Note



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Approximate total area(1)

125.6 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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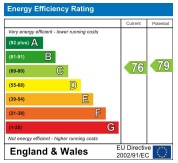

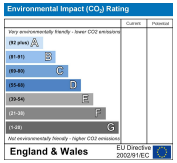

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