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**Lydford Road | Walsall | WS3 3NT**

**£325,000**

**Webbs**  
estate agents

## Summary

**\*\*TWO BEDROOMS DETACHED BUNGALOW\*\*MODERN KITCHEN DINER\*\*MODERN SHOWER ROOM\*\*CONSERVATORY\*\*MOVE IN READY\*\*TWO DOUBLE BEDROOMS\*\*DRIVE AND GARAGE\*\*UTILITY AREA\*\*POPULAR LOCATION\*\*VIEWING ESSENTIAL\*\***

Webbs Estate Agents are delighted to present this beautifully improved two-bedroom detached bungalow, located on the sought-after Lydford Road in Walsall. This charming property is conveniently situated close to a variety of local amenities, making it an ideal choice for those seeking comfort and convenience

As you approach the bungalow, you will notice a well-maintained lawned area complemented by a paved driveway, which provides ample parking space. An additional drive to the side of the home leads directly to the garage, enhancing the practicality of this delightful residence.

Upon entering, you are welcomed by an inviting entrance hall. To the front of the property lies the second bedroom, which is perfect for guests or as a study. The spacious lounge diner is a highlight of the home, offering a warm and welcoming space for relaxation and entertaining. The modern refitted shower room is conveniently located, ensuring ease of access for all.

At the rear of the bungalow, you will find the master bedroom, which provides a peaceful retreat. Adjacent to this is the contemporary kitchen diner, which flows seamlessly into a lovely conservatory,

## Key Features

- TWO BEDROOM DETACHED BUNGALOW
- MODERN FITTED SHOWER ROOM
- LARGE DRIVE AND GARAGE
- LANDSCAPED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- MODERN KITCHEN DINER
- CONSERVATORY TO THE REAR
- UTILITY SPACE TO THE REAR OF THE GARAGE
- POPULAR RESIDENTIAL LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Entrance Hall

### Lounge

11'9" x 17'6" (3.594m x 5.346m)

### Kitchen Diner

13'1" x 7'5" (4.006m x 2.275m)

### Conservatory

10'4" x 9'3" (3.172m x 2.822m)

### Utility Room

7'8" x 5'4" (2.351m x 1.633m)

### Bedroom One

12'8" x 12'4" (3.866m x 3.765m)

### Bedroom Two

11'9" x 8'4" (3.603m x 2.542m)

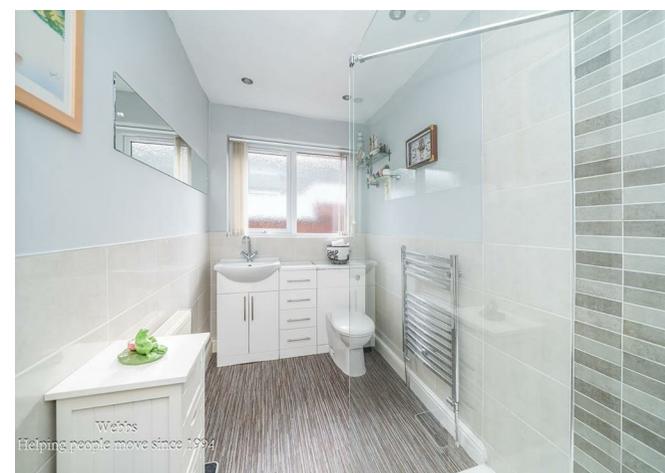
### Shower Room

9'9" x 5'3" (2.992m x 1.612m)

### Garage

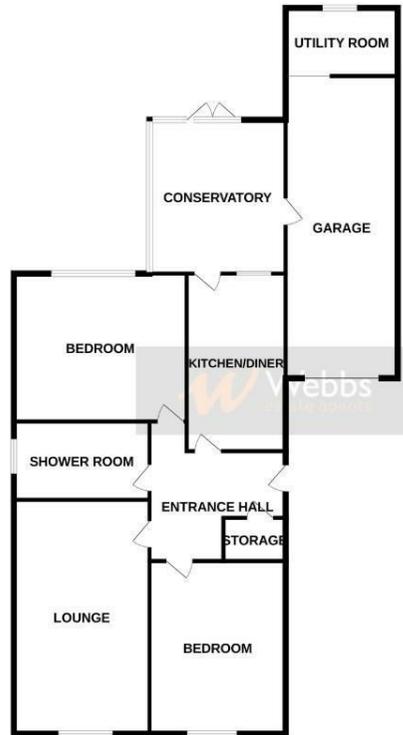
27'3" x 8'7" (8.313m x 2.630m)

### Identification Checks B





GROUND FLOOR  
1699 sq.ft. (157.8 sq.m.) approx.



TOTAL FLOOR AREA - 1699 sq.ft. (157.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Buyer's average energy cost - lower energy costs</p> <p>16.00 <b>A</b></p> <p>16.00 <b>B</b></p> <p>16.00 <b>C</b></p> <p>16.40 <b>D</b></p> <p>16.54 <b>E</b></p> <p>16.60 <b>F</b></p> <p>16.60 <b>G</b></p>		<p>Buyer's environmental impact - lower CO<sub>2</sub> emissions</p> <p>16.00 <b>A</b></p> <p>16.00 <b>B</b></p> <p>16.00 <b>C</b></p> <p>16.54 <b>D</b></p> <p>16.54 <b>E</b></p> <p>16.60 <b>F</b></p> <p>16.60 <b>G</b></p>	
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212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: [bloxwich@webbestateagents.co.uk](mailto:bloxwich@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

