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Bluebell Crescent | Walsall | WS3 1FE

Offers In The Region Of £250,000

 **Webbs**
estate agents

Summary

****MODERN THREE BEDROOM SEMI DETACHED HOME**SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS**GROUND FLOOR GUEST WC**ENSUITE TO MASTER****

This well presented three bedroom semi-detached home offers spacious and versatile accommodation set over three floors, making it an excellent choice for first time buyers and growing families. The property still benefits from the remainder of its NHBC warranty, providing added peace of mind, and features a private driveway complete with an electric vehicle charging point.

The accommodation begins with an entrance hallway, leading to a convenient ground floor guest WC. To the front of the property is a modern dining kitchen, fitted with a range of integrated appliances and offering an ideal space for everyday family meals and entertaining. To the rear, the generous living room enjoys an abundance of natural light and features double doors opening directly onto the enclosed rear garden, creating a seamless connection between the indoor and outdoor living spaces.

The first floor comprises of two well proportioned bedrooms, together with a contemporary family bathroom. A door from the landing leads into a useful office or study area, which in turn provides

Key Features

- THREE BEDROOM SEMI DETACHED HOME - ENCLOSED REAR GARDEN
- DRIVEWAY WITH ELECTRIC VEHICLE CHARGING POINT
- REAR LIVING ROOM WITH DOUBLE DOORS TO THE GARDEN
- TWO FIRST FLOOR BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS
- MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES
- GROUND FLOOR GUEST WC
- SPACIOUS PRINCIPAL MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- CONVENIENTLY LOCATED FOR WALSALL, LOCAL AMENITIES AND COMMUTING LINKS

Rooms and Dimensions

DRAFT DETAILS

ENTRANCE HALLWAY

DINING KITCHEN

LIVING ROOM

GROUND FLOOR GUEST W/C

FIRST FLOOR LANDING

BEDROOM TWO

BEDROOM THREE

FAMILY BATHROOM

OFFICE/STUDY AREA

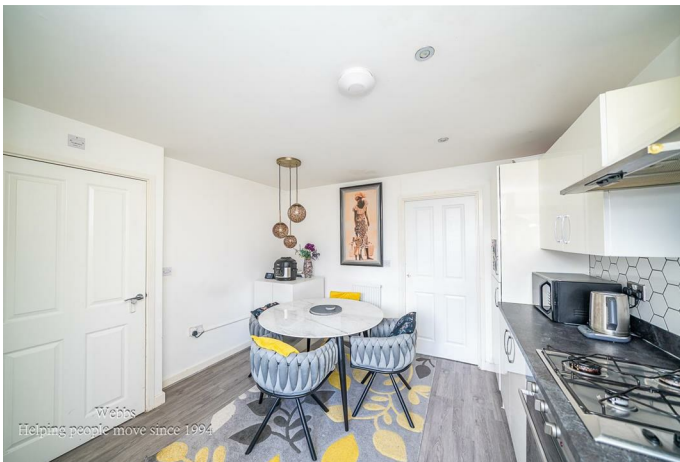
MASTER BEDROOM

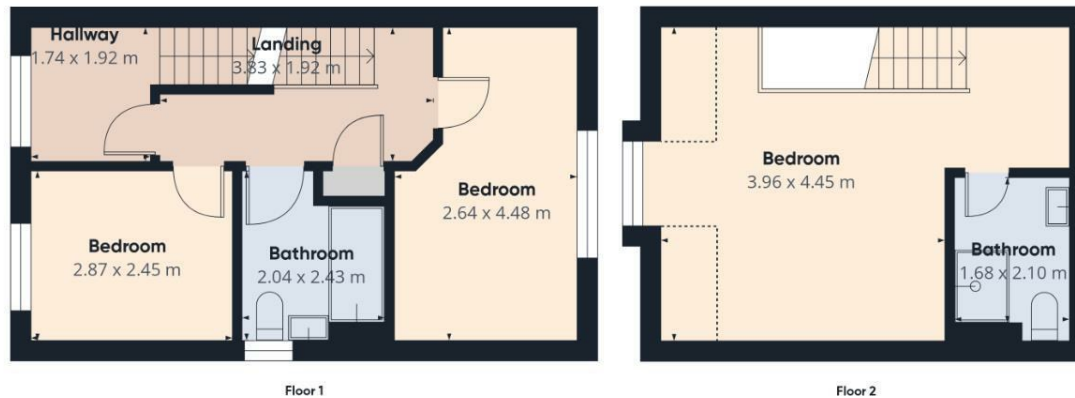
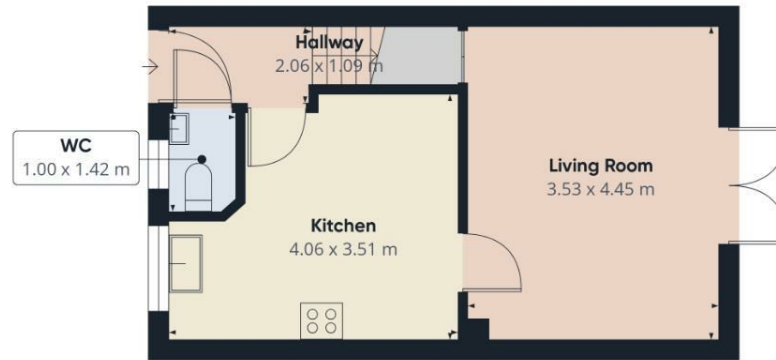
ENSUITE SHOWER ROOM

****AGENTS NOTE****

Identification Checks







Approximate total area⁽¹⁾
87.2 m²

Reduced headroom
2.3 m²

(1) Excluding balconies and terraces.

Reduced headroom
----- Below 1.5 m

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

GIRAFFE360

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² /year A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
126-150 kWh/m ² /year B	126-150 kWh/m ² /year B	126-150 g/m ² /year B	126-150 g/m ² /year B
151-175 kWh/m ² /year C	151-175 kWh/m ² /year C	151-175 g/m ² /year C	151-175 g/m ² /year C
176-200 kWh/m ² /year D	176-200 kWh/m ² /year D	176-200 g/m ² /year D	176-200 g/m ² /year D
201-225 kWh/m ² /year E	201-225 kWh/m ² /year E	201-225 g/m ² /year E	201-225 g/m ² /year E
226-250 kWh/m ² /year F	226-250 kWh/m ² /year F	226-250 g/m ² /year F	226-250 g/m ² /year F
251-300 kWh/m ² /year G	251-300 kWh/m ² /year G	251-300 g/m ² /year G	251-300 g/m ² /year G
301-350 kWh/m ² /year H	301-350 kWh/m ² /year H	301-350 g/m ² /year H	301-350 g/m ² /year H
351-400 kWh/m ² /year I	351-400 kWh/m ² /year I	351-400 g/m ² /year I	351-400 g/m ² /year I
401-450 kWh/m ² /year J	401-450 kWh/m ² /year J	401-450 g/m ² /year J	401-450 g/m ² /year J
451-500 kWh/m ² /year K	451-500 kWh/m ² /year K	451-500 g/m ² /year K	451-500 g/m ² /year K

Energy Efficiency Rating: 85 (Current), 95 (Potential)

Environmental Impact (CO₂) Rating: 85 (Current), 95 (Potential)

England & Wales EU Directive 2002/91/EC