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Charles Crescent | Walsall | WS3 5BJ

£240,000

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Summary

****THREE BEDROOM SEMI**DECEPTIVELY SPACIOUS**KITCHEN DINER**LOUNGE DINER**GUEST WC**UTILITY ROOM**THREE GENEROUS BEDROOMS**VILLAGE OF PELSALL**PERFECT FIRST TIME BUY**VIEWING ESSENTIAL****

Welcome to this charming three-bedroom semi-detached house located on Charles Crescent in the desirable Pelsall village. This property is ideally situated close to a variety of local amenities, making it a perfect choice for families and professionals alike.

As you approach the house, you will find a convenient driveway leading to a welcoming porch. Upon entering, you are greeted by an entrance hall that features a handy WC. The spacious lounge diner provides an excellent space for relaxation and entertaining, while the generous fitted kitchen is perfect for those who enjoy cooking. Additionally, a separate utility room adds to the practicality of this home.

Moving to the first floor, you will discover three well-proportioned bedrooms, each offering ample space for personalisation. The fitted shower room on this level ensures that family living is both

Key Features

- THREE BEDROOM SEMI DETACHED HOME
- MODERN FITTED KITCHEN
- GUEST WC
- GENEROUS PLOT
- VIEWING ESSENTIAL
- SPACIOUS THROUGHOUT
- UTILITY ROOM
- FITTED SHOWER ROOM
- VILLAGE OF PELSALL
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Entrance Porch

Hall

Guest WC

4'11" x 3'0" (1.510m x 0.936m)

Lounge Diner

19'2" x 10'11" (5.845m x 3.349m)

Kitchen

12'7" x 10'11" (3.850m x 3.331m)

Utility Room

5'2" x 4'11" (1.595m x 1.504m)

First Floor Landing

Bedroom One

13'5" x 10'10" (4.106m x 3.320m)

Bedroom Two

12'10" x 9'3" (3.933m x 2.827m)

Bedroom Three

9'3" x 7'4" (2.825m x 2.256m)

Shower Room

Identification Checks B







Approximate total area¹⁾
72.6 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.

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
86	72		
<p>Energy Efficiency Rating scale (A-G):</p> <ul style="list-style-type: none"> A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20 		<p>Environmental Impact (CO₂) Rating scale (A-G):</p> <ul style="list-style-type: none"> A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-95 	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	