# Goscote Lodge Crescent | Walsall | WS3 1RZ

## Offers Over £260,000

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## Summary

** POPULAR LOCATION ** NO CHAIN ** DETACHED ** THREE BEDROOMS ** EN SUITE TO MASTER ** GUEST WC ** KITCHEN DINER*MODERN THROUGHOUT ** VIEWING ESSENTIAL**

Webbs are delighted to offer this beautifully presented three-bedroom detached home, which offers a perfect blend of space, comfort, and modern living. Decorated to a high standard throughout, the property boasts a bright and airy atmosphere, with well-proportioned rooms designed for both relaxation and entertaining.

The ground floor features a modern contemporary living area, a stylish modern kitchen with ample storage, and a dining space that opens onto a private garden. Upstairs, three generously sized bedrooms provide comfortable accommodation, with the master bedroom benefiting from fitted storage and an en-suite. A contemporary family bathroom completes the layout.

Externally, the home offers a well-maintained driveway providing off-road parking. Situated close to amenities, schools, and transport links, this property is an excellent choice for families and professionals alike.

## Key Features

- MODERN THREE BEDROOM DETACHED HOME
- GUEST WC
- EN SUITE TO MASTER BEDROOM
- POPULAR LOCATION
- VIEWING ESSENTIAL
- KITCHEN DINER
- TWO DOUBLES AND GENEROUS SINGLE
- NO ONWARD CHAIN
- CLOSE TO ALL LOCAL AMENITIES
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Entrance Hall

### Kitchen/Diner
14'7x9'10 (4.45mx3.00m)

### Living Room
11'5x13'0 (3.48mx3.96m)

### W/C
4'9x3'1 (1.45mx0.94m)

### First Floor Landing

### Bedroom One
12'0x10'11 (3.66mx3.33m)

### Bedroom Two
8'3x10'5 (2.51mx3.18m)

### Bedroom Three
6'1x7'3 (1.85mx2.21m)

### Bathroom
8'2x5'4 (2.49mx1.63m)

### En-Suite
4'9x7'11 (1.45mx2.41m)

### Identification Checks B

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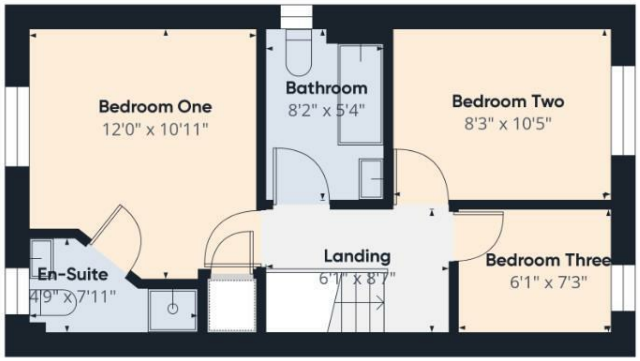
Ground Floor




Floor 1

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**Approximate total area**(1)

749.8 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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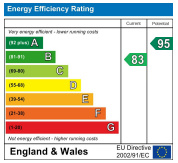


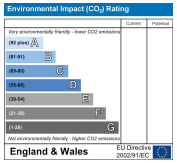


Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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