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**Salters Road | Walsall | WS9 9JA**

**Offers Over £230,000**





# Summary

**\*\*NO ONWARD CHAIN\*\*SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME OR FIRST TIME PURCHASE\*\*FRONT FACING KITCHEN & GENEROUS REAR LIVING AND DINING ROOM OVERLOOKING THE GARDEN\*\*MASTER BEDROOM TO REAR\*\*READY TO MAKE YOUR OWN FOR MAY YEARS TO COME\*\***

An excellent opportunity to acquire a spacious three bedroom family home, offered to the market with no onward chain. Well maintained throughout, the property provides generous accommodation with plenty of scope for a purchaser to modernise and personalise to their own taste. Externally, the home benefits from a generous driveway set back from Salters road, an attractive and well kept front garden, and an attached side garage which offers fantastic potential for conversion (subject to the necessary permissions), making it ideal for those seeking additional living space or a home office.

Internally, the accommodation begins with a welcoming porch leading into the entrance hallway. To the front of the property is a galley styled kitchen, while to the rear, a spacious living and dining room enjoys pleasant views over the beautifully maintained rear garden. The garden offers an excellent degree of privacy, creating a peaceful setting for outdoor entertaining or family enjoyment. Upstairs, there are three generous bedrooms, master bedroom to the rear , alongside a modern shower room and a separate WC, providing practical family living.

# Key Features

- NO ONWARD CHAIN
  - GENEROUS DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
  - FRONT FACING KITCHEN & GENEROUS REAR LIVING AND DINING ROOM OVERLOOKING THE GARDEN
  - SHOWER ROOM WITH SEPARATE WC
  - EASY ACCESS TO BUS ROUTES SERVING ALDRIDGE, LICHFIELD, BIRMINGHAM CANNOCK AND SURROUNDING LOCAL AREAS
- SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME OR FIRST TIME PURCHASE
  - ATTACHED SIDE GARAGE OFFERING EXCELLENT POTENTIAL FOR CONVERSION (SUBJECT TO NECESSARY CONSENTS)
  - THREE GOOD SIZED BEDROOMS - MASTER BEDROOM TO THE REAR
  - CONVENIENTLY LOCATED CLOSE TO HIGHLY REGARDED PRIMARY AND SECONDARY SCHOOLS
  - EXCELLENT ROAD LINKS TO WALSALL, CANNOCK, LICHFIELD, BIRMINGHAM AND THE WIDER MOTORWAY NETWORK

# Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

KITCHEN

9'11" x 7'11" (3.04m x 2.42m)

DINING AND LIVING ROOM

DINING AREA

9'10" x 7'10" (3.01m x 2.40m)

REAR LIVING AREA

16'2" x 11'9"/9'9" (4.95m x 3.60m/2.99m)

FIRST FLOOR LANDING

REAR MASTER BEDROOM

16'4" x 8'4" (4.99m x 2.55m)

BEDROOM TWO

10'0" x 9'3" (3.06m x 2.84m)

BEDROOM THREE

10'0" x 6'9" (3.05m x 2.06m)

FIRST FLOOR SHOWER ROOM

SEPARATE W/C

ATTACHED SIDE GARAGE

14'9" x 8'7" (4.52m x 2.63m)

Identification Checks









Approximate total area<sup>(1)</sup>  
95.5 m<sup>2</sup>

(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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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.

