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Clarendon Road | Walsall | WS4 1AX

£315,000

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estate agents

Summary

** EXTENDED AND IMPROVED THREE DOUBLE BEDROOM SEMI DETACHED HOME ** MASTER WITH EN SUITE ** MASTER WITH VAULTED CEILING ** CLOSE TO SCHOOLS & AMENITIES ** WELL PRESENTED FAMILY HOME ** GARAGE & STORE/GARDEN ROOM ** CORNER PLOT ** THROUGH HALLWAY ** LOUNGE ** STUDY AREA ** ORANGERY ** EXTENDED BREAKFAST KITCHEN ** UTILITY ROOM ** WC ** FAMILY BATHROOM ** AMPLE DRIVEWAY PARKING ** EV CHARGER ** ENCLOSED REAR GARDEN ** EARLY VIEWING ESSENTIAL **

Webbs Estate Agents are delighted to offer for sale this three double bedroom semi detached home that is close to schools and amenities it offers spacious and versatile living, making it an ideal choice for family living. A corner plot with a generous driveway to the front and a rear garden backing with garage, carport and garden room/store. The ground floor begins with an entrance porch, through hallway leading to a spacious living room, orangery, study, extended breakfast kitchen, utility room and WC. On the first floor, there are three bedrooms and a family bathroom. The master features a vaulted ceiling and a large en suite bathroom. To the rear there is an enclosed rear garden with a garage, carport and garden store. To the front there is ample driveway parking. Early viewing is highly recommended to fully appreciate all it has to offer!

Key Features

- EXTENDED SEMI DETACHED
- CORNER PLOT
- AMPLE PARKING, EV CHARGER
- LIVING ROOM
- STUDY, UTILITY ROOM
- EXTENDED BREAKFAST KITCHEN
- ORANGERY, WC
- MASTER WITH EN SUITE
- FAMILY BATHROOM, GARDEN ROOM/GARAGE
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE PORCH

HALLWAY

LIVING ROOM

11'1" x 19'9" (3.4 x 6.04)

STUDY

7'7" x 10'6" (2.33 x 3.21)

ORANGERY

16'2" x 7'1" (4.95 x 2.18)

KITCHEN

11'7" x 19'11" (3.54 x 6.09)

WC & SHOWER

UTILITY ROOM

8'3" x 7'1" (2.53 x 2.18)

FIRST FLOOR LANDING

BEDROOM ONE

11'7" x 20'0" (3.54 x 6.12)

EN SUITE

7'1" x 11'7" (2.18 x 3.55)

BEDROOM TWO

14'5" x 9'1" (4.4 x 2.77)

BEDROOM THREE

10'6" x 11'2" (3.22 x 3.42)

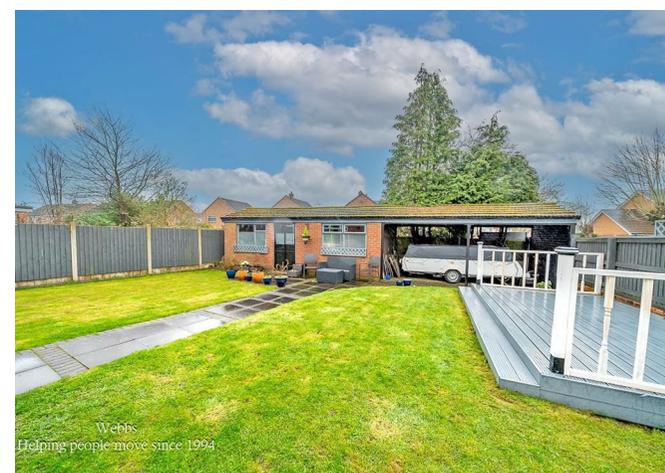
FAMILY BATHROOM

5'5" x 5'10" (1.67 x 1.79)

OUTSIDE

Identification Checks

Premium Conveyancing (B)





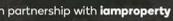
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**GET READY FOR A SPEEDIER,
SMOOTHER AND MORE SUCCESSFUL
TRANSACTION WITH THIS PREMIUM
CONVEYANCING PROPERTY!**

The vendors have opted to provide a legal pack for the sale of this property, which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

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Approximate total area⁽¹⁾
131.2 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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	70		
<p>Energy Efficiency Rating: 86 (Current), 70 (Potential)</p> <p>Energy Efficiency Rating Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)</p>		<p>Environmental Impact (CO₂) Rating: G (Current), G (Potential)</p> <p>Environmental Impact (CO₂) Rating Legend: A (10-20), B (21-30), C (31-40), D (41-50), E (51-60), F (61-70), G (71-80)</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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.