Stanley Road | Walsall | WS4 1EJ

Offers Around £200,000

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Summary

EXTENDED TWO BEDROOM SEMI DETACHED HOMEATTACHED SIDE GARAGE WITH GREAT SCOPE FOR EXTENSION OR CHANGE OF USE (STPP)** OFF ROAD PARKING**REFITTED KITCHEN WITH BUILT IN BREAKFAST BAR**UTILITY ROOM AND GROUND FLOOR GUEST W/C**MODERN FIRST FLOOR BATHROOM**EXCELLENT FIRST TIME/DOWNSIZE PURCHASE**

This extended two bedroom semi detached home has a really warm and welcoming feel from the moment you arrive. With a driveway to the front offering parking, you are immediately greeted by a handy porch that leads through into an inviting hallway.
The front kitchen is both practical and sociable, featuring a built in breakfast bar that is perfect for morning coffee or quick meals on the go. To the rear, the property really comes into its own, having been extended to create a spacious living and dining area, that naturally becomes the heart of the home. Whether you are relaxing after a long day or hosting friends and family, this room offers plenty of flexibility, even as "work from home space", with patio doors opening straight out onto the garden, seamlessly blending indoor and outdoor living.
The rear garden itself is a lovely space to enjoy, with a patio area for summer dining and a lawn for children to play or simply to unwind. Back inside, the addition of a separate utility room helps keep everyday life organised, while a ground floor guest WC adds extra convenience.

Key Features

- EXTENDED TWO BEDROOM SEMI DETACHED HOME WITH A WARM AND WELCOMING FEEL
- PRACTICAL AND SOCIABLE FRONT REFITTED KITCHEN WITH BUILT IN BREAKFAST BAR
- SEPARATE UTILITY ROOM FOR ADDED PRACTICALITY AND STORAGE
- ATTACHED GARAGE WITH INTERNAL ACCESS AND CONVERSION POTENTIAL (SUBJECT TO PLANNING)
- IDEAL FIRST TIME BUY OR SMALL FAMILY HOME / GREAT BALANCE OF SPACE, COMFORT AND FUTURE POTENTIAL
- GENEROUS FRONT DRIVEWAY PROVIDING OFF ROAD PARKING
- SPACIOUS EXTENDED LIVING/DINING ROOM TO THE REAR
- FIRST FLOOR MODERN FAMILY BATHROOM & GROUND FLOOR GUEST WC FOR CONVENIENCE
- TWO COMFORTABLE DOUBLE BEDROOMS
- EARLY VIEWING HIGHLY RECOMMENDED

Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

REFITTED KITCHEN WITH BREAKFAST BAR
8'11" x 8'9" (2.72m x 2.69m)

EXTENDED REAR LIVING/DINING ROOM
25'3" x 11'1"/9'7" (7.72m x 3.39m/2.94m)

UTILITY ROOM
6'0" x 4'9" (1.85m x 1.46m)

GROUND FLOOR GUEST WC

FIRST FLOOR LANDING

MASTER BEDROOM
13'4" x 11'3" (4.08m x 3.43m)

BEDROOM TWO
13'0" x 9'0" (3.98m x 2.76m)

FIRST FLOOR FAMILY BATHROOM

ATTACHED SIDE GARAGE
15'3" x 11'9" (4.67m x 3.59m)

Identification Checks

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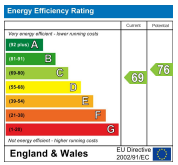
Approximate total area(1)

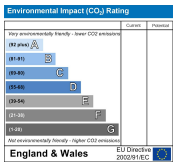
92.3 m²

(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.

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