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**Delves Crescent | Walsall | WS5 4LR**  
Offers Around £270,000



## Summary

**\*\*THREE BEDROOM SEMI DETACHED HOME IN THE HIGHLY SOUGHT AFTER WS5 LOCATION\*\* IDEAL FOR FIRST TIME BUYERS OR GROWING FAMILIES\*\* FRONT LIVING ROOM WITH STYLISH ENTERTAINMENT WALL\*\*REFITTED DINING KITCHEN AND REFITTED BATHROOM\*\*IMPRESSIVELY LONG REAR GARDEN AND DRIVEWAY\*\***

Set within a highly sought after residential area, this three bedroom semi detached house presents an excellent opportunity for first time buyers or growing families seeking a home that combines comfort, style and convenience.

Well presented throughout, step inside to an entrance hallway that leads into a front living room, complete with a stylish entertainment wall, perfect for cosy evenings and modern family living.

To the rear, is a refitted dining kitchen, designed with both practicality and style in mind. There is ample space for a dining table, making it ideal for everyday meals or entertaining guests. Sliding doors open out onto an impressively long rear garden, providing a fantastic outdoor space where children can play and families can enjoy hours of relaxation. A covered patio area adds further appeal, offering the perfect spot for outdoor dining or unwinding regardless of the weather.

## Key Features

- THREE BEDROOM SEMI DETACHED HOME IN THE HIGHLY SOUGHT AFTER WS5 LOCATION
- WELL PRESENTED THROUGHOUT WITH MODERN INTERIOR
- STUNNING REFITTED DINING KITCHEN WITH AMPLE SPACE FOR DINING AND SIDE LEAN TO
- MODERN AND STYLISH REFITTED FIRST FLOOR FAMILY BATHROOM
- GENEROUS OUTDOOR SPACE IDEAL FOR FAMILY LIVING - AN IMPRESSIVELY LONG REAR GARDEN FOR SURE
- IDEAL FOR FIRST TIME BUYERS OR GROWING FAMILIES
- FRONT LIVING ROOM WITH STYLISH ENTERTAINMENT WALL
- THREE WELL PROPORTIONED BEDROOMS
- EXCELLENT ACCESS TO THE M6/M5 MOTORWAY NETWORKS & CONVENIENT FOR BIRMINGHAM AND SURROUNDING AREAS
- DRIVEWAY TO FRONT & VIEWING ESSENTIAL - CONTACT WEBBS TODAY TO SECURE YOUR VIEWING - 01922 288800!!

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LIVING ROOM WITH FEATURE ENTERTAINMENT WALL

11'6" x 9'10" (3.53m x 3.02m)

### DINING KITCHEN

16'0" x 10'9" (4.88m x 3.30m)

### SIDE LEAN TO/UTILITY AREA

### FIRST FLOOR LANDING

### MASTER BEDROOM

11'6" x 10'0" (3.53m x 3.07m)

### BEDROOM TWO

10'9" x 9'10" (3.28m x 3.02m)

### BEDROOM THREE

7'2" x 6'1" (2.19m x 1.87m)

### REFITTED FIRST FLOOR BATHROOM

### Identification Checks





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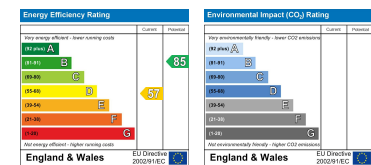


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