Beechtree Road | Walsall | WS9 9LS

Asking Price £270,000

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Summary

THREE DOUBLE BEDROOMSTRADITIONAL SEMI DETACHED HOUSE**STUNNING THROUGHOUT**TWO RECEPTIONS**COUNTRY STYLED KITCHEN**GROUND FLOOR SHOWER ROOM & WC**FIRST FLOOR WC**PRIVATE REAR GARDEN**

Traditional three bedroom semi detached home, situated in a popular residential location and offering an excellent combination of character, generous accommodation and a delightful rear garden. Having been a family home for over 50 years, this property has a warmth and sense of homeliness that is immediately apparent, and whilst the front elevation may initially appear modest, step inside and you will quickly appreciate the surprisingly spacious and well proportioned accommodation on offer.

The welcoming front living room provides a comfortable space for relaxing and featuring a charming archway leading through into the separate dining room. The dining area creates a lovely setting for family meals and entertaining and continues the traditional feel of the property. To the rear is a particularly attractive country style refitted kitchen, offering a practical and appealing space for everyday cooking and family life. Completing the ground floor is an inner lobby, a refitted shower room and a separate WC, providing excellent convenience for modern family living.

Key Features

- STUNNING THREE BEDROOM SEMI DETACHED HOUSE
- GROUND FLOOR SHOWER ROOM WITH SEPARATE WC
- THREE GOOD SIZED BEDROOMS
- TRANQUIL AND MATURE REAR GARDEN
- WELL PLACED TO EXCELLENT AMENITIES & ROAD/TRANSPORT LINKS
- TWO RECEPTION ROOMS
- FIRST FLOOR WC
- COUNTRY STYLED FITTED KITCHEN
- EXCELLENT FAMILY OR FIRST TIME PURCHASE
- MUCH-LOVED FAMILY HOME FOR OVER 50 YEARS – READY FOR ITS NEXT CHAPTER

Rooms and Dimensions

LIVING ROOM
12'11" x 11'10" (3.94m x 3.62m)

DINING ROOM
12'10" x 11'11" (3.93m x 3.65m)

KITCHEN
15'5" x 7'10" (4.71m x 2.40m)

INNER LOBBY

GROUND FLOOR SHOWER ROOM

SEPARATE WC

FIRST FLOOR LANDING

MASTER BEDROOM
12'10" x 11'10" (3.93m x 3.63m)

BEDROOM TWO
12'0" x 10'0" (3.68m x 3.06m)

BEDROOM THREE
11'3" x 8'2" (3.43m x 2.49m)

FIRST FLOOR WC

Identification Checks

Premium Conveyancing (B)

Approximate total area(1)

95.3 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.

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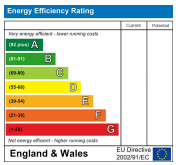

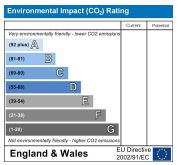

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