



Webbs

Helping people move since 1994

Field Close | Walsall | WS4 1DX
£250,000

W Webbs
estate agents

Summary

** SUPERB CONDITION SEMI DETACHED FAMILY HOME ** EXTENDED TO REAR ** POPULAR LOCATION ** EARLY VIEWING ADVISED ** THREE BEDROOMS ** FAMILY BATHROOM ** SPACIOUS LIVING / DINING ROOM ** KITCHEN ** ORANGERY ** AIR CONDITIONING ** DRIVEWAY PARKING ** REAR GARDEN ** GARAGE ** UPVC DOUBLE GLAZED ** GAS CENTRAL HEATING **

Webbs Estate Agents have pleasure in offering for sale this very well presented semi-detached family home, situated on a popular residential development, being close to all local amenities, shops and schools. Briefly comprising: porch, hallway, living /dining room, orangery and kitchen. The property has Air Conditioning in the living room, orangery and the first floor landing. To the first floor, the landing leads to three bedrooms, and a family bathroom. Externally there is ample driveway parking, garage and a an enclosed rear garden. EARLY VIEWING IS ADVISED!

Key Features

- CUL DE SAC LOCATION
- 3 BEDROOMS, AIR CONDITIONING
- LIVING / DINING ROOM
- FAMILY BATHROOM
- KITCHEN
- SEMI DETACHED PROPERTY
- ENTRANCE PORCH
- SUPERB ORANGERY
- DRIVEWAY AND GARAGE
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE PORCH

HALLWAY

KITCHEN

8'10" x 7'0" (2.71 x 2.14)

LOUNGE / DINER

15'3" x 18'6" (4.65 x 5.65)

ORANGERY

13'9" x 9'6" (4.21 x 2.91)

FIRST FLOOR LANDING

BEDROOM ONE

10'7" x 8'10" (3.25 x 2.71)

BEDROOM TWO

8'10" x 12'10" (2.71 x 3.93)

BEDROOM THREE

6'0" x 7'7" (1.84 x 2.33)

AIR CONDITIONING

BATHROOM

7'0" x 5'10" (2.15 x 1.79)

OUTSIDE

Identification Checks







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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Planned
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	81	
Band A	A		
Band B	B		
Band C	C		
Band D	D		
Band E	E		
Band F	F		
Band G	G		
All energy efficient - lower running costs	All environmentally friendly - lower CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		
England & Wales	EU Directive 2002/91/EC		