



Webbs
Helping people move since 1994

Delves Crescent | Walsall | WS5 4LR
Offers In The Region Of £270,000

W Webbs
estate agents

Summary

** VERY WELL PRESENTED ** TRADITIONAL AND EXTENDED HOME ** PORCH ** HALLWAY ** THREE BEDROOMS ** LIVING ROOM ** DINING ROOM ** KITCHEN ** FAMILY BATHROOM ** DRIVEWAY PARKING ** SUPERB LOCATION ** CALL NOW FOR EARLY VIEWING **

Webbs Estate Agents are delighted to offer for sale this family home in a very popular residential area, this well presented and extended three-bedroom semi-detached house offers spacious and versatile living. The ground floor features a bright and welcoming lounge, dining room and a kitchen. Upstairs, there are three bedrooms and a modern family bathroom. There is a private enclosed rear garden offering both a lawn and paved patio area. The property also benefits from driveway parking. This well presented home combines comfort, charm, and convenience in a highly desirable location. Call Webbs to secure your viewing today!!!!

Key Features

- NO ONWARD CHAIN
- 3 BEDROOMS
- EXTENDED KITCHEN
- ENTRANCE PORCH
- UPVC DG & GCH
- EXTENDED SEMI DETACHED
- LOUNGE / DINER
- FAMILY BATHROOM
- PARKING & ENCLOSED REAR GARDEN
- CALL 01922 288800 FOR A VIEWING

Rooms and Dimensions

ENTRANCE PORCH

HALLWAY

LIVING ROOM

11'5" x 13'3" (3.48 x 4.04)

DINING ROOM

11'5" x 19'10" (3.49 x 6.07)

EXTENDED KITCHEN

7'8" x 16'6" (2.35 x 5.03)

FIRST FLOOR LANDING

BEDROOM ONE

13'4" x 10'5" (4.07 x 3.2)

BEDROOM TWO

11'6" x 10'4" (3.51 x 3.17)

BEDROOM THREE

7'3" x 6'6" (2.23 x 2)

FAMILY BATHROOM

6'10" x 5'5" (2.1 x 1.66)

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		
Very energy efficient - lower running costs		Current	Very environmentally friendly - lower CO ₂ emissions		Current
Band A	B	84	Band A	C	84
Band B	C	57	Band B	D	57
Band C	D		Band C	E	
Band D	E		Band D	F	
Band E	F		Band E	G	
Band F	G		Band F		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC