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Leighswood Road | Walsall | WS9 8AP

Offers In The Region Of £290,000

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estate agents

## Summary

**\*\*GREAT KERB APPEAL - CHARACTERFUL PERIOD END VILLA RESIDENCE\*\*THREE BEDROOMS\*\*REAR RESIDENT PARKING\*\* WALKING DISTANCE TO ALDRIDGE VILLAGE CENTRE\*\*SPACIOUS 24FT LIVING/DINING ROOM\*\*FIRST FLOOR BATHROOM\*\*READY TO REDESIGN/UPGRADE AND MAKE YOUR OWN FOR MANY YEARS TO COME\*\***

From the street, the property immediately impresses with its elegant kerb appeal, traditional architecture and inviting presence, making it a home you will be proud to welcome family and friends to. Step inside, and the character continues with soaring high ceilings and generous proportions that create a sense of space.

The open plan living and dining room is the heart of the home, offering an ideal setting for family life, entertaining guests or simply enjoying quiet evenings together.

To the rear, the kitchen has had an element of upgrades with various integrated appliances, ample cupboards and workspace.

A staircase from the living space leads to the first floor, with accommodation comprising of three excellent bedrooms, the master bedroom of a great size, while the second double bedroom offers further comfort and flexibility. The third bedroom is particularly versatile, complete with its own sink, WC and shower cubicle. A separate family bathroom completes the first floor accommodation.

## Key Features

- STUNNING VICTORIA VILLA DATING BACK TO 1860 WITH PERIOD CHARACTER AND READY TO REDECORATE AND MAKE YOUR OWN
- 24FT THROUGH LIVING/DINING ROOM - SPACIOUS AND PERFECT FOR FAMILY LIFE OR ENTERTAINING
- THREE GOOD SIZED BEDROOMS
- FIRST FLOOR FAMILY BATHROOM
- WALKING DISTANCE TO ALDRIDGE TOWN CENTRE WITH SHOPS, CAFES AND LOCAL AMENITIES
- STRIKING KERB APPEAL AND INVITING FRONTAGE
- KITCHEN TO REAR WITH VARIOUS INTEGRATED APPLIANCES, AMPLE CUPBOARDS AND WORKSPACE
- THIRD BEDROOM WITH OWN SINK, WC AND SHOWER CUBICLE - IDEAL FOR OLDER CHILDREN, GUESTS OR HOME OFFICE
- LOW MAINTENANCE REAR GARDEN
- APPRECIATE THE SPACE AND CHARACTER

## Rooms and Dimensions

### THROUGH LIVING/DINING ROOM

24'11" x 11'10" (7.61m x 3.61m)

### LIVING AREA

15'4" x 11'3" (4.68m x 3.43m)

### DINING AREA

13'3" x 11'10" (4.05m x 3.61m)

### KITCHEN

14'4" x 8'11" (4.39m x 2.74m)

### FIRST FLOOR LANDING

### MASTER BEDROOM

15'4"/13'3" x 11'9" (4.68m/4.06m x 3.60m)

### BEDROOM TWO

11'1" x 9'9" (3.38m x 2.98m)

### BEDROOM THREE WITH SHOWER CUBICLE

### W/C AND SINK

9'1" x 7'3" (2.77m x 2.21m)

### FIRST FLOOR FAMILY BATHROOM

### Identification Checks





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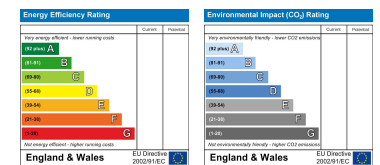
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