



Webbs

Helping people move since 1994

**Herbert Road | Walsall | WS9 8JR**

**£275,000**

 **Webbs**  
estate agents

## Summary

\*\* VERY WELL PRESENTED & IMPROVED \*\* POPULAR LOCATION \*\* EARLY VIEWING ADVISED \*\* MID TERRACED \*\* SPACIOUS FAMILY HOME \*\* THREE BEDROOMS \*\* FAMILY BATHROOM \*\* LIVING ROOM ROOM \*\* OPEN PLAN KITCHEN/ DINER \*\* UTILITY ROOMS \*\* GUEST WC \*\* AMPLE DRIVEWAY PARKING \*\* LARGE PRIVATE REAR GARDEN \*\*

WEBBS ESTATE AGENTS have the pleasure of offering for sale this very well presented 3 bedroom family home situated in a popular location, close to all local amenities, shops and good schools. It briefly comprises: entrance porch, lounge, kitchen / diner, utility room and a WC. On the first floor, the landing leads to a large family bathroom and three good-sized bedrooms. Externally, there is a private driveway and a good size private rear garden.

## Key Features

- MID TERRACE
- PARKING & GARDEN
- KITCHEN / DINER
- FAMILY BATHROOM
- EARLY VIEWING ESSENTIAL
- 3 BEDROOMS
- LIVING ROOM
- LARGE GARDEN
- VERY WELL PRESENTED

## Rooms and Dimensions

### HALLWAY

11'2" x 6'4" (3.42 x 1.95)

### LIVING ROOM

15'4" x 14'7" (4.68 x 4.46)

### KITCHEN

9'9" x 21'5" (2.98 x 6.53)

### UTILITY ROOM

9'4" x 6'9" (2.87 x 2.07)

### WC

4'9" x 3'6" (1.47 x 1.09)

### FIRST FLOOR LANDING

7'0" x 6'3" (2.14 x 1.93)

### MASTER BEDROOM

10'11" x 12'0" (3.35 x 3.68)

### BEDROOM TWO

9'9" x 13'2" (2.99 x 4.03)

### BEDROOM THREE

8'2" x 9'1" (2.51 x 2.77)

### FAMILY BATHROOM

5'6" x 9'7" (1.68 x 2.94)

### GARDEN

### Identification Checks

### Premium Conveyancing (B)





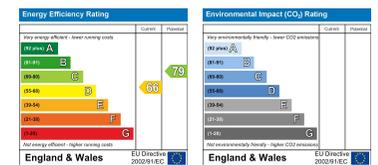
**GET READY FOR A SPEEDIER,  
SMOOTHER AND MORE SUCCESSFUL  
TRANSACTION WITH THIS PREMIUM  
CONVEYANCING PROPERTY!**

The vendors have opted to provide a legal pack for the sale of this property, which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

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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.



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