



Webbs  
01543 468846  
FOR SALE

Webbs  
Helping people move since 1994

**Fordbrook Lane | Walsall | WS3 4BW**  
Offers Around £285,000



## Summary

**\*\*THREE BEDROOM DETACHED HOME\*\*NO ONWARD CHAIN\*\*LOUNGE\*\*OPEN PLAN KITCHEN DINER\*\*LARGE PLOT\*\*GENEROUS FRONTAGE\*\*LANDSCAPED REAR GARDEN\*\*REFITTED KITCHEN\*\*REFITTED BATHROOM\*\*VIEWING ESSENTIAL\*\***

Nestled in the sought-after area of Fordbrook Lane, Walsall, this delightful detached family home presents an excellent opportunity for those seeking a comfortable and spacious living environment. Offered for sale with no onward chain, this property is ready for you to make it your own.

Upon entering, you will find a welcoming living room that provides a perfect space for relaxation and family gatherings. The heart of the home is undoubtedly the generous kitchen and dining area, which is ideal for entertaining guests or enjoying family meals. The property boasts three well-proportioned bedrooms, ensuring ample space for family members or guests. A modern fitted bathroom completes the interior, offering both style and functionality.

## Key Features

- THREE BEDROOM DETACHED HOME
- NO ONWARD CHAIN
- LARGE PLOT
- POPULAR LOCATION
- OPEN PLAN KITCHEN DINER
- IMPROVED THROUGHOUT
- REFITTED KITCHEN
- REFITTED BATHROOM
- PERFECT FAMILY HOME
- CALL WEBBS TO SECURE YOUR VIEWING TODAY!!!!

## Rooms and Dimensions

### Porch

5'11" x 1'8" (1.82m x 0.52m)

### Entrance Hall

### Lounge

11'10" x 11'5" (3.63m x 3.48m)

### Kitchen Dining Room

18'3" x 11'10" (5.58m x 3.62m)

### First Floor Landing

### Bedroom One

11'10" x 11'5" (3.63m x 3.48m)

### Bedroom Two

11'10" x 10'11" (3.62m x 3.34m)

### Bedroom Three

7'4" x 5'11" (2.25m x 1.81m)

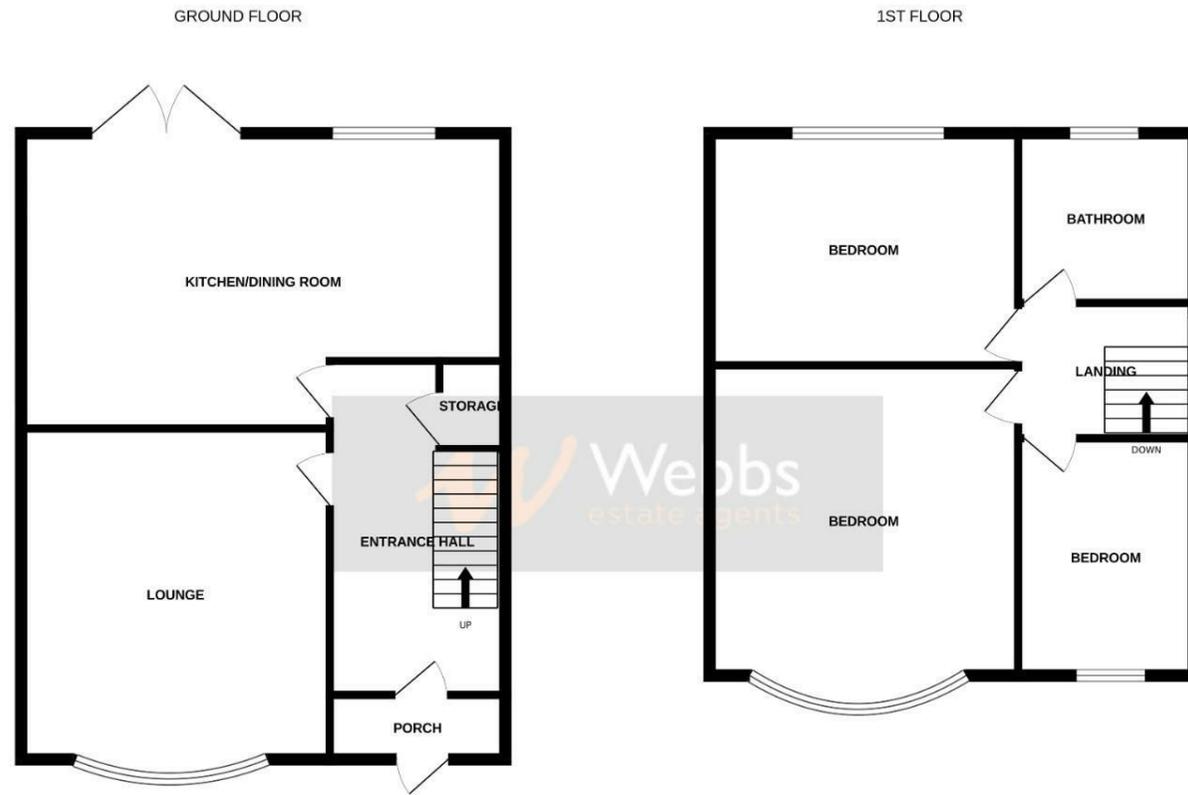
### Family Bathroom

7'8" x 6'9" (2.35m x 2.06m)

### Identification Checks







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key Average Annual - Meter Annual costs</p> <p>100-125 £/ann A</p> <p>125-150 £/ann B</p> <p>150-175 £/ann C</p> <p>175-200 £/ann D</p> <p>200-225 £/ann E</p> <p>225-250 £/ann F</p> <p>250-300 £/ann G</p>	<p>68</p> <p>75</p>	<p>Key Annual CO<sub>2</sub> emissions - Meter CO<sub>2</sub> emissions</p> <p>100-125 t/ann A</p> <p>125-150 t/ann B</p> <p>150-175 t/ann C</p> <p>175-200 t/ann D</p> <p>200-225 t/ann E</p> <p>225-250 t/ann F</p> <p>250-300 t/ann G</p>	<p>68</p> <p>75</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: [aldridge@webbestateagents.co.uk](mailto:aldridge@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

