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Walnut Road | Walsall | WS5 4HT

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Summary

****SOUGHT AFTER LOCATION OF W55**THREE BEDROOM END TERRACE HOUSE**REFITTED KITCHEN**DUAL ASPECT LIVING ROOM AND SEPARATE BREAKFAST AREA** EXCELLENT FIRST TIME/FAMILY PURCHASE**CLOSEBY TO M6 AND TAMEBRIDGE/BESCOT TRAIN STATIONS****

Situated on the ever popular Yew Tree Estate, this spacious three bedroom end terrace home offers the perfect blend of comfort, practicality, and future potential, making it an ideal choice for growing families looking to settle into a well connected and welcoming neighbourhood.

Set back from the road with a driveway and lawned frontage, the property immediately gives a sense of space, further enhanced by the generous side plot which offers exciting scope to extend (subject to the necessary planning consents), allowing the home to evolve with your families needs over time.

A welcoming entrance hall leads into a bright and airy dual aspect living room and the modern refitted kitchen is both stylish and functional, featuring a range of integrated appliances, ample cupboard storage and plenty of workspace for busy households. An open archway connects seamlessly to the dining/breakfast area, creating a sociable hub of the home where families can come together for

Key Features

- SPACIOUS THREE BEDROOM END TERRACE FAMILY HOME WITH DRIVEWAY AND REAR GARAGE
- GENEROUS SIDE SPACE OFFERING POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)
- MODERN REFITTED KITCHEN WITH INTEGRATED APPLIANCES
- THREE WELL PROPORTIONED BEDROOMS TO THE FIRST FLOOR
- EASY ACCESS TO TAMEBRIDGE/BESCOT TRAIN STATIONS – IDEAL FOR COMMUTERS
- SITUATED ON THE POPULAR YEW TREE ESTATE (W55 POSTCODE)
- BRIGHT AND AIRY DUAL ASPECT LIVING ROOM FILLED WITH NATURAL LIGHT
- OPEN ARCHWAY LEADING INTO DINING / BREAKFAST AREA – PERFECT FOR FAMILY LIFE
- EXCELLENT POTENTIAL TO GROW WITH THE FAMILY
- FANTASTIC OPPORTUNITY FOR FIRST TIME BUYERS OR GROWING FAMILIES

Rooms and Dimensions

ENTRANCE HALLWAY

DUAL ASPECT LIVING ROOM

18'3" x 10'11" (5.58m x 3.34m)

REFITTED KITCHEN

11'9" x 10'2" (3.59m x 3.12m)

DINING/BREAKFAST AREA

8'5" x 7'6" (2.58m x 2.30m)

FIRST FLOOR LANDING

MASTER BEDROOM

14'3"/11'1" x 10'7" (4.35m/3.38m x 3.23m)

BEDROOM TWO

12'7" x 8'9" (3.84m x 2.67m)

BEDROOM THREE

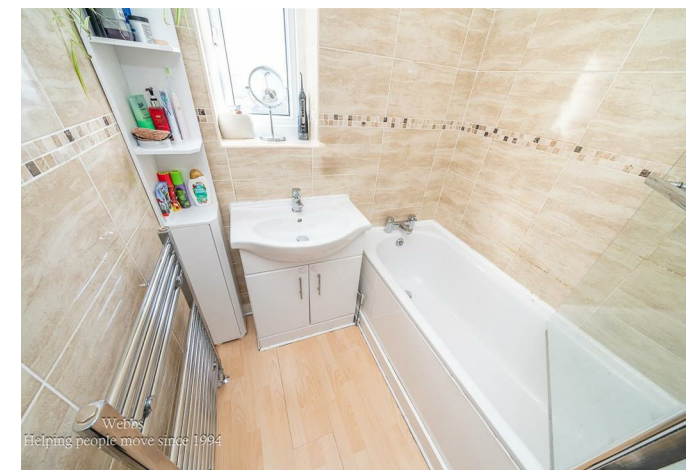
8'1" x 7'6" (2.48m x 2.29m)

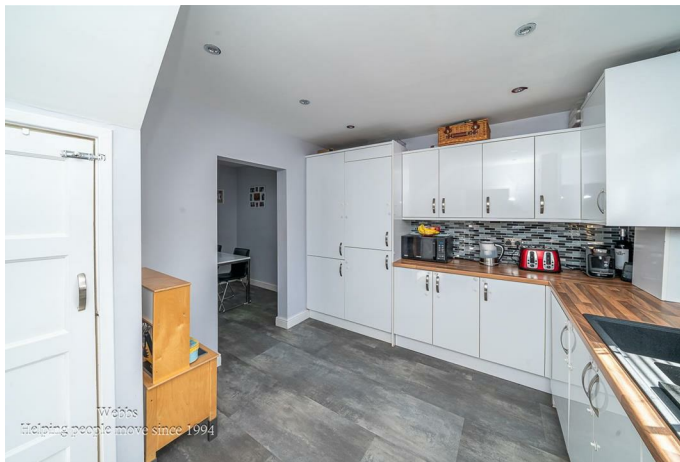
FRIST FLOOR FAMILY BATHROOM

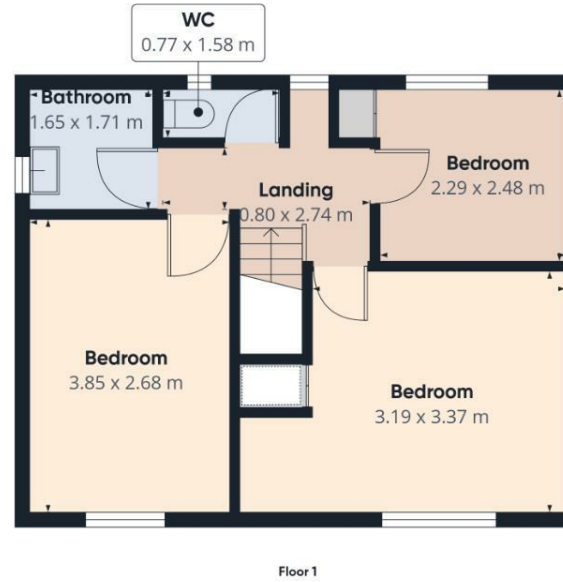
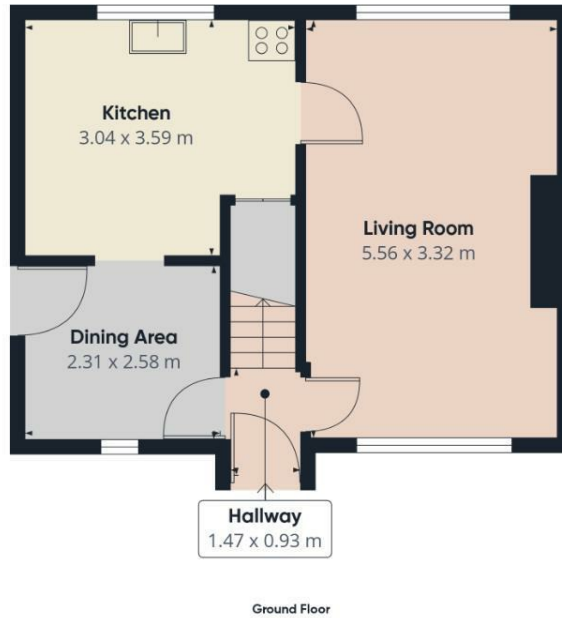
SEPARATE WC

Identification Checks

****Agents Note****







Approximate total area⁽¹⁾
73.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Score	Band	Score	Band
105-120	A	10-15	A
85-105	B	16-20	B
65-85	C	21-25	C
45-65	D	26-30	D
25-45	E	31-35	E
10-25	F	36-40	F
1-10	G	41-45	G

England & Wales EU Directive 2002/91/EC