



Webbs

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Rutland Crescent | Walsall | WS9 8JW

Offers In Excess Of £270,000

 **Webbs**
estate agents

Summary

****THREE BEDROOM SEMI DETACHED HOUSE** WELL PRESENTED THROUGHOUT**CONSERVATORY**STYLISH REFITTED KITCHEN WITH BREAKFAST BAR**DRIVEWAY AND LOW MAINTENANCE REAR GARDEN WITH GARDEN BAR/SUMMERHOUSE**EXCELLENT FIRST TIME/FAMILY PURCHASE****

This well presented three bedroom semi detached home offers an ideal opportunity for first-time buyers or young families looking for a property that is ready to move into, creating a stylish yet practical living space overall, where you can simply place your furniture and begin enjoying everyday life from day one.

Set back behind a driveway providing off road parking for several vehicles, stepping inside, you are welcomed through a useful porch area, perfect for storing pushchairs, coats and shoes after a busy day, or simply kicking off football boots before entering the home. Off a hallway there is a comfortable living/dining room, creating a cosy yet spacious place to relax with family or unwind in the evenings. Sliding patio doors open from here into a wonderful conservatory, which truly enhances the ground floor living space. With floor-to-ceiling glazing, this room is filled with natural light, making it an ideal spot for morning coffee, reading or for children to have as play room.

Key Features

- EXCELLENT FIRST TIME/FAMILY PURCHASE - VIEWING ESSENTIAL!
- STYLISH REFITTED MODERN KITCHEN WITH BUILT IN BREAKFAST BAR AND VARIOUS APPLIANCES
- DRIVEWAY FOR VARIOUS VEHICLES
- FIRST FLOOR FAMILY BATHROOM
- SHORT WALK AWAY TO ALDRIDGE TOWN CENTRE - GREAT LOCATION!
- STUNNING THREE BEDROOM SEMI DETACHED HOUSE
- LIVING ROOM AND CONSERVATORY
- LOW MAINTENANCE REAR GARDEN WITH ARTIFICIAL LAWN AND OUTSIDE GARDEN BAR/SUMMERHOUSE
- WELL PLACED TO EXCELLENT AMENITIES AND ROAD NETWORK LINKS
- CONTACT WEBBS TODAY FOR A VIEWING ON 01922 288800!

Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING ROOM

18'4" x 11'1" (5.61m x 3.38m)

CONSERVATORY

9'8" x 7'10" (2.97m x 2.39m)

REFITTED KITCHEN WITH BREAKFAST BAR

18'4"/11'10" x 10'10" (5.59m/3.63m x 3.31m)

FIRST FLOOR LANDING

MASTER BEDROOM WITH FITTED WARDROBES

11'1" x 10'2" (3.4m x 3.11m)

BEDROOM TWO

9'1"/7'10" x 12'6" (2.77m/2.39m x 3.82m)

BEDROOM THREE

7'11" x 8'2" (2.43m x 2.51m)

FIRST FLOOR FAMILY BATHROOM

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	
Score	Band	Score	Band
105-120	A	105-120	A
90-105	B	90-105	B
75-89	C	75-89	C
60-74	D	60-74	D
45-59	E	45-59	E
30-44	F	30-44	F
15-29	G	15-29	G

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