


## Beechtree Road | Walsall | WS9 9LS

**Offers Around £300,000**

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## Summary

**EXTENDED SEMI DETACHED FAMILY HOME ** THREE BEDROOMS ** GROUND FLOOR GUEST WC ** FIRST FLOOR FAMILY BATHROOM ** GOOD SIZE REAR GARDEN ** GARAGE AND DRIVEWAY ** REAR VERSATILE RECEPTION ROOM **

A deceptively spacious three semi detached home deceiving in its size that's for sure!!

Stepping inside, the property welcomes you via an entrance porch and hallway, providing access through to the well proportioned living accommodation.

To the front is a comfortable living room, while to the rear is a particularly impressive dining kitchen, creating a great heart to the home and an ideal space for family meals, entertaining and everyday living. From here, a door leads into a fantastic additional reception room which offers enormous versatility and could be used as a playroom, snug, home office, hobbies room or simply an additional family sitting area. With double doors opening directly onto the rear garden and a feature fireplace providing a cosy focal point, this is a lovely space to enjoy relaxing evenings together.

## Key Features

- EXTENDED SEMI DETACHED HOUSE
- SUPERB SIZED REAR GARDEN
- VERSATILE EXTENDED REAR RECEPTION ROOM - IDEAL AS OFFICE/SNUG/PLAY ROOM
- GROUND FLOOR GUEST WC
- EXCELLENT FAMILY/FIRST TIME PURCHASE
- THREE BEDROOMS
- FRONT SITTING ROOM
- DINING KITCHEN
- FIRST FLOOR BATHROOM
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## Rooms and Dimensions

### Entrance Porch

### Entrance Hallway

### Living Room
11'8" x 11'4" (3.56m x 3.46m)

### Dining Kitchen
19'3" x 10'7" (5.89m x 3.25m)

### Ground Floor Guest WC

### Extended Reception Room
11'10" x 8'4" (3.61m x 2.55m )

### Extended Reception Room
13'5" x 7'10" (4.09m x 2.40m)

### First Floor Landing

### Bedroom One
11'0" x 10'9" (3.37m x 3.28m)

### Bedroom Two
11'10" x 11'3" (3.63m x 3.45m )

### Bedroom Three
7'10" x 7'9" (2.40m x 2.38m)

### First Floor Bathroom

### Detached Garage
23'4" x 9'5" (7.12m x 2.89m)

### Identification Checks










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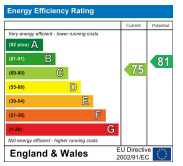

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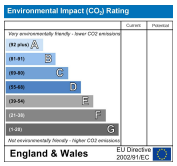

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