



Poole Crescent | Walsall | WS8 7LY

Offers In The Region Of £240,000



## Summary

Occupying a desirable position within a popular residential location of Brownhills West, this superbly presented three bedroom home is perfectly placed, overlooking open fields to the front and just a stones throw away from Chasewater Country Park, with access to a public footpath providing a five minute walk, whilst also benefiting from excellent commuter links via the M6 Toll and easy access to Cannock, Walsall, Lichfield and the surrounding road network.

The property welcomes you through an entrance porch into an inviting hallway, setting the tone for the well maintained accommodation beyond. The integral garage has been thoughtfully boarded to provide a highly practical storage/reception area, offering valuable additional space while retaining the flexibility to be converted back into a garage should the next owner wish.

To the rear of the property is a spacious and tastefully decorated living room, creating a warm and comfortable environment for everyday family living. Double doors open seamlessly into the beautifully refitted dining kitchen, fitted with an attractive range of contemporary high gloss, handleless grey wall and base units, complemented by modern work surfaces, various integrated appliances and ample space for dining. This impressive room forms the heart of the home, perfect for both family meals and entertaining, with direct access through to the rear garden.

## Key Features

- FABULOUS THREE BEDROOM HOME - JUST A STONE'S THROW FROM CHASEWATER COUNTRY PARK
- BEAUTIFULLY REFITTED DINING KITCHEN WITH CONTEMPORARY HIGH GLOSS GREY KITCHEN UNITS AND HANDLESS DOORS
- MODERN FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE
- EXCELLENT COMMUTER LINKS TO THE M6 TOLL & CONVENIENT FOR CANNOCK, WALSALL, LICHFIELD AND FURTHER AFIELD
- WELL MAINTAINED REAR GARDEN WITH PAGOLA SEATING AREA
- SPACIOUS AND TASTEFULLY DECORATED THROUGHOUT - READY TO JUST MOVE INTO!!
- THREE WELL PROPORTIONED BEDROOMS
- DRIVEWAY AND INTEGRAL GARAGE (CURRENTLY USED AS ADDITIONAL STORAGE/RECEPTION AREA)
- IDEAL FIRST TIME/FAMILY PURCHASE - VIEWING ESSENTIAL!!
- CLOSE TO WELL-REGARDED SCHOOLS AND EXCELLENT LOCAL AMENITIES

## Rooms and Dimensions

### ENTRANCE PORCH

### ENTRANCE HALLWAY

### REAR LIVING ROOM

14'9" x 14'0" (4.51m x 4.27m)

### REFITTED DINING KITCHEN

13'1" x 9'3" (4.01m x 2.84m)

### FIRST FLOOR LANDING

### MASTER BEDROOM

12'7" x 8'5" (3.84m x 2.57m)

### BEDROOM TWO

11'5" x 8'5" (3.50m x 2.57m)

### BEDROOM THREE

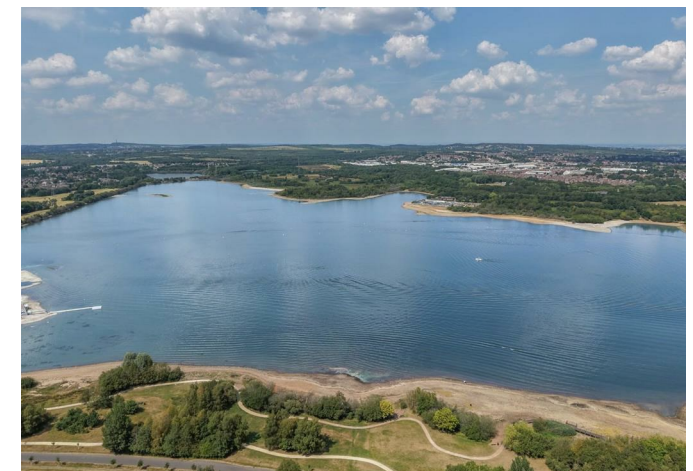
8'6"/6'3" x 6'2" (2.61m/1.92m x 1.89m)

### FIRST FLOOR BATHROOM WITH SEPARATE SHOWER CUBICLE

### GARAGE (CURRENTLY STORE/RECEPTION AREA)

15'0" x 7'5" (4.58m x 2.27m)

### 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.

