



Queen Street | Walsall | WS9 9LJ  
Offers In The Region Of £290,000

**W** Webbs  
estate agents

## Summary

\*\* TRADITIONAL EXTENDED DETACHED FAMILY HOME \*\* POPULAR RESIDENTIAL LOCATION \*\* CLOSE TO AMENITIES \*\* THREE DOUBLE BEDROOMS \*\* LARGE FAMILY BATHROOM \*\* LIVING ROOM \*\* DINING ROOM \*\* CONSERVATORY \*\* FAMILY ROOM \*\* BREAKFAST KITCHEN \*\* UTILITY ROOM \*\* GUEST WC \*\* PARKING TO SIDE \*\* GARAGE \*\* ENCLOSED REAR GARDEN \*\* BACKING ONTO WOODLAND \*\* NO UPWARD CHAIN \*\* UPVC DOUBLE GLAZED \*\* GAS CENTRAL HEATING \*\*

Webbs Estate Agents have pleasure in offering for sale, with NO UPWARD CHAIN this deceptively spacious and extended detached family home, situated in a popular residential development, being close to all local amenities, shops and schools. Briefly comprising: a lobby, breakfast kitchen, utility room, WC, conservatory with further room off and 2 further reception rooms. To the first floor, the landing leads to three double bedrooms and a spacious family bathroom. Externally there is a parking to the side, a garage and an enclosed rear garden which backs onto woodland. EARLY VIEWING IS ADVISED!

## Key Features

- NO ONWARD CHAIN
- BACKING ONTO WOODLAND
- BREAKFAST KITCHEN
- CONSERVATORY WITH ROOM OFF
- GARAGE
- DETACHED HOUSE
- 2 RECEPTION ROOMS
- UTILITY & WC
- 3 DOUBLE BEDROOMS
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE PORCH

### BREAKFAST KITCHEN

17'2" x 11'3" (5.24 x 3.45)

### UTILITY ROOM

4'1" x 9'0" (1.26 x 2.76)

### SEPARATE WC

### CONSERVATORY

8'6" x 20'9" (2.6 x 6.35)

### FAMILY ROOM / OFFICE

8'3" x 8'7" (2.52 x 2.64)

### LIVING ROOM

12'3" x 12'0" (3.75 x 3.67)

### DINING ROOM

11'11" x 12'1" (3.64 x 3.69)

### FIRST FLOOR LANDING

### BEDROOM ONE

12'1" x 8'11" (3.69 x 2.73)

### BEDROOM TWO

12'0" x 11'6" (3.66 x 3.51)

### BEDROOM THREE

12'4" x 12'0" (3.77 x 3.68)

### FAMILY BATHROOM

11'3" x 4'11" (3.45 x 1.52)

### OUTSIDE

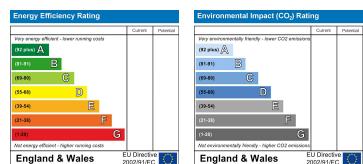
### Identification Checks







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.



The logo for Webbs estate agents, featuring a stylized orange 'w' icon followed by the word 'Webbs' in a white serif font, with 'estate agents' in a smaller orange sans-serif font below it.