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**Cartersfield Lane | Walsall | WS9 9EF**

**£395,000**



## Summary

\*\* SOUGHT AFTER LOCATION \*\* STONNALL VILLAGE CLOSE TO SCHOOLS & AMENITIES \*\* THREE DOUBLE BEDROOMS \*\* END OF TERRACE \*\* THROUGH HALLWAY \*\* WELL PRESENTED FAMILY HOME \*\* PARKING AND ENCLOSED GARDENS \*\* LOUNGE WITH LOG BURNER \*\* DINING ROOM \*\* BREAKFAST KITCHEN \*\* UTILITY ROOM \*\* WC \*\* FAMILY BATHROOM WITH SEPARATE WC\*\* ENCLOSED REAR GARDEN \*\* SUN PORCH TO REAR \*\* EARLY VIEWING ESSENTIAL \*\*

Webbs Estate Agents are delighted to offer for sale this three double bedroom end terrace home in the sought after village of Stonnall, that is close to schools and amenities it offers spacious and versatile living, making it an ideal choice for family living. It has driveway parking, a front garden and a private rear garden with a sun porch. The ground floor begins with a through hallway leading to a spacious living room with log burner, dining room, breakfast kitchen, utility room and WC. On the first floor, there are three double bedrooms and a family bathroom with separate WC. To the rear there is an enclosed rear garden. Early viewing is highly recommended to fully appreciate all it has to offer!

## Key Features

- SOUGHT AFTER LOCATION
- 3 DOUBLE BEDROOMS
- DINING ROOM
- UTILITY ROOM, WC
- PARKING & GARDENS
- END TERRACE
- LIVING ROOM WITH LOG BURNER
- KITCHEN
- BATHROOM, SEPARATE WC
- EARLY VIEWING HIGHLY ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LIVING ROOM

8'1" x 19'2" (2.47 x 5.86)

### KITCHEN

8'2" x 13'0" (2.49 x 3.98)

### DINING ROOM

10'10" x 9'10" (3.32 x 3.02)

### UTILITY ROOM

4'7" x 12'3" (1.41 x 3.74)

### WC

### FIRST FLOOR LANDING

### BEDROOM ONE

13'3" x 10'2" (4.05 x 3.10)

### BEDROOM TWO

10'9" x 10'0" (3.3 x 3.06)

### BEDROOM THREE

8'1" x 9'1" (2.47 x 2.77)

### BATHROOM

8'1" x 9'1" (2.47 x 2.77)

### WC

### OUTSIDE

Premium Conveyancing (B)

Identification Checks





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Approximate total area<sup>(1)</sup>  
88.2 m<sup>2</sup>

(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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	84	74	84
<p>Energy Efficiency Rating: 74 (Current), 84 (Potential)</p> <p>Energy Efficiency Rating Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)</p>		<p>Environmental Impact (CO<sub>2</sub>) Rating: 74 (Current), 84 (Potential)</p> <p>Environmental Impact (CO<sub>2</sub>) Rating Legend: A (10-20), B (21-30), C (31-40), D (41-50), E (51-60), F (61-70), G (71-80)</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	