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**Queens Road | Walsall | WS4 1HY**

**Offers In Excess Of £230,000**

 **Webbs**  
estate agents

## Summary

**\*\*WELL PRESENTED THREE BEDROOM MID TERRACE PROPERTY\*\*** **\*\*IDEAL FIRST TIME BUY OR FAMILY PURCHASE\*\*** **\*\*GENEROUS DRIVEWAY & REAR GARDEN\*\*** **\*\*VERSATILE REAR LOBBY WITH UTILITY ROOM- IDEAL AS A PLAYROOM OR HOME OFFICE AREA\*\*** **\*\*GROUND FLOOR GUEST WC & FIRST FLOOR FAMILY BATHROOM\*\*** **\*\*VIEWING ESSENTIAL!\*\***

A superbly presented and deceptively spacious three bedroom mid terrace residence, ideally suited to first time buyers, young families or those seeking a home with versatile living accommodation. Occupying a convenient residential position, the property benefits from a generous driveway, well proportioned interiors and flexible ground floor space ideal for modern family living.

The accommodation is approached via a useful enclosed porch leading into a welcoming through hallway, creating an excellent first impression and providing access to the principal ground floor rooms. To the front elevation is a comfortable living room featuring ample natural light and an ideal layout for relaxation and entertaining.

To the rear, the property opens into a spacious dining kitchen fitted with a range of units and offering plentiful space for family dining and day-to-day living. Beyond the kitchen is a highly versatile rear lobby area which could be utilised as a playroom, home office, study area or additional utility space depending on individual requirements.

## Key Features

- WELL PRESENTED THREE BEDROOM MID TERRACE PROPERTY
- IDEAL FIRST TIME BUY OR FAMILY PURCHASE
- GENEROUS DRIVEWAY PROVIDING OFF ROAD PARKING
- SPACIOUS FRONT SITTING ROOM & OPEN PLAN DINING KITCHEN IDEAL FOR FAMILY LIVING
- VERSATILE REAR LOBBY WITH UTILITY ROOM-IDEAL AS A PLAYROOM OR HOME OFFICE AREA
- GROUND FLOOR GUEST WC & FIRST FLOOR FAMILY BATHROOM
- EXCELLENT ACCESS TO WALSALL, ALDRIDGE AND BIRMINGHAM & GOOD ROAD LINKS TO THE A34 AND M6 MOTORWAY NETWORK
- CLOSE TO LOCAL SCHOOLS, SHOPS AND TRANSPORT LINKS
- FLEXIBLE AND PRACTICAL ACCOMMODATION THROUGHOUT
- VIEWING ESSENTIAL!!

## Rooms and Dimensions

### ENTRANCE PORCH

### ENTRANCE HALLWAY

### LIVING ROOM

14'6" x 11'4" (4.42m x 3.46m )

### KITCHEN

11'3" x 9'9" (3.45m x 2.98m )

### DINING ROOM

9'10" x 9'4" (3.00m x 2.87m )

### REAR LOBBY

14'6" x 6'11" (4.44m x 2.13m )

### UTILITY ROOM

5'11" x 4'0" (1.81m x 1.23m )

### GROUND FLOOR GUEST WC

### FIRST FLOOR LANDING

### MASTER BEDROOM

12'1" x 11'3" (3.69m x 3.43m )

### BEDROOM TWO

14'7" x 9'10" (4.46m x 3.02m )

### BEDROOM THREE

9'1" x 8'2" (2.78m x 2.51m )

### FIRST FLOOR BATHROOM

### Identification Checks





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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
100.00	100.00	100.00	100.00
95.00	95.00	95.00	95.00
90.00	90.00	90.00	90.00
85.00	85.00	85.00	85.00
80.00	80.00	80.00	80.00
75.00	75.00	75.00	75.00
70.00	70.00	70.00	70.00
65.00	65.00	65.00	65.00
60.00	60.00	60.00	60.00
55.00	55.00	55.00	55.00
50.00	50.00	50.00	50.00
45.00	45.00	45.00	45.00
40.00	40.00	40.00	40.00
35.00	35.00	35.00	35.00
30.00	30.00	30.00	30.00
25.00	25.00	25.00	25.00
20.00	20.00	20.00	20.00
15.00	15.00	15.00	15.00
10.00	10.00	10.00	10.00
5.00	5.00	5.00	5.00
0.00	0.00	0.00	0.00

England & Wales EU Directive 2002/91/EC