



Botany Road | Walsall | WS5 4ND

£250,000

 **Webbs**  
estate agents



## Summary

**\*\* WELL PRESENTED FAMILY \*\* PORCH \*\* HALLWAY \*\* THREE BEDROOMS \*\* LIVING ROOM \*\* KITCHEN/DINER \*\* FAMILY BATHROOM \*\* AMPLE DRIVEWAY PARKING \*\* UPVC & GCH \*\* ENCLOSED REAR GARDEN \*\* GOOD SIZE CORNER PLOT \*\* SUPERB LOCATION FOR SCHOOLS & UNIVERSITY \*\* CALL NOW FOR VIEWING \*\***

Webbs Estate Agents are delighted to offer for sale this family home in a very popular residential area, this well presented three-bedroom semi-detached house offers spacious and versatile living. The ground floor features a bright and welcoming hallway, living room, open plan kitchen / diner. Upstairs, there are three bedrooms and a family bathroom. There is a private enclosed rear garden offering both a lawn and paved patio area. The property also benefits from ample driveway parking. This well family home combines comfort, charm, and convenience in a highly desirable location. Call Webbs to secure your viewing today!!!!

## Key Features

- HIGHLY SOUGHT AFTER AREA
- SEMI DETACHED HOUSE
- STORM PORCH
- KITCHEN / DINER
- UPVC DG & GCH
- CORNER PLOT WITH AMPLE PARKING
- 3 BEDROOMS
- LIVING ROOM
- FAMILY BATHROOM
- CALL NOW FOR A VIEWING

## Rooms and Dimensions

### ENTRANCE PORCH

### HALLWAY

### LIVING ROOM

13'0" x 14'0" (3.98 x 4.27)

### KITCHEN / DINER

8'3" x 17'4" (2.54 x 5.29)

### FIRST FLOOR LANDING

### BEDROOM ONE

11'2" x 9'10" (3.41 x 3.01)

### BEDROOM TWO

9'2" x 11'8" (2.8 x 3.58)

### BEDROOM THREE

7'11" x 8'7" (2.42 x 2.63)

### FAMILY BATHROOM

6'0" x 5'9" (1.83 x 1.76)

### OUTSIDE

### Identification Checks

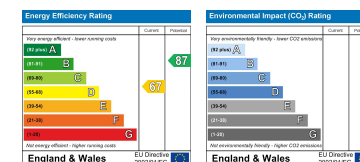






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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: [aldridge@webbestateagents.co.uk](mailto:aldridge@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

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