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**Leighswood Avenue | Aldridge, Walsall | WS9 8AT**  
Offers In The Region Of £270,000

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## Summary

\*\* END TERRACE HOUSE \*\* DECEPTIVELY SPACIOUS \*\* SUPERBLY PRESENTED \*\* THREE FIRST FLOOR BEDROOMS \*\* REFITTED KITCHEN/DINER \*\* LIVING ROOM \*\* UTILITY \*\* GROUND FLOOR BATHROOM \*\* PARKING ON FRONTRAGE \*\* PRIVATE REAR GARDEN \*\* POPULAR AND CONVENIENT LOCATION CLOSE TO SCHOOLS, SHOPS AND AMENITIES \*\* EARLY VIEWING ADVISED \*\*

Webbs Estate Agents have pleasure in offering this end terrace home. The property is situated in a popular and convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Entrance hallway , Living Room, kitchen/diner and a Utility, which gives access into the ground floor bathroom. The first floor landing leads to three bedrooms, with a WC to the master. Externally there is a gravel and block paved driveway for parking and an enclosed garden to the rear. For a viewing please call 01922 288800.

## Key Features

- SUPERBLY PRESENTED
- 3 BEDROOMS
- REFITTED KITCHEN / DINER
- GROUND FLOOR BATHROOM
- ENCLOSURE REAR GARDEN
- END TERRACE HOME
- LIVING ROOM
- UTILITY
- DRIVEWAY PARKING
- EARLY VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE HALL

### LIVING ROOM

14'2" x 12'1" (4.33 x 3.7)

### KITCHEN / DINER

17'1" x 8'5" (5.23 x 2.59)

### UTILITY

4'2" x 3'10" (1.28 x 1.18)

### GROUND FLOOR BATHROOM

9'0" x 4'7" (2.76 x 1.4)

### BEDROOM ONE

9'11" x 12'5" (3.03 x 3.79)

### BEDROOM TWO

10'11" x 7'0" (3.34 x 2.14)

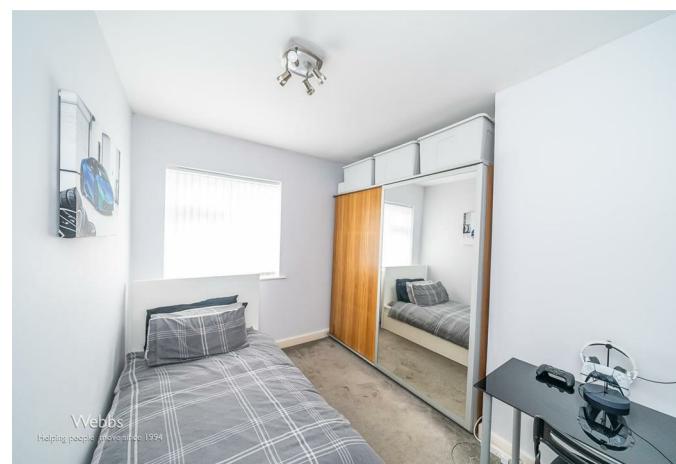
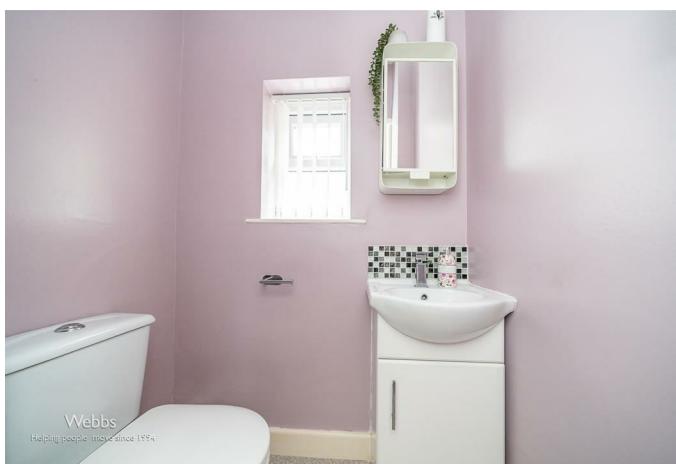
### BEDROOM THREE

7'10" x 6'7" (2.39 x 2.02)

### 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Current	Historical	Current	Historical
Very energy efficient - lower running costs						
Band A	B					
Band B	C					
Band C	D					
Band D	E					
Band E	F					
Band F	G					
Very energy inefficient - higher running costs						
Band G						
<small>EU Directive 2002/91/EC</small>						
<b>England &amp; Wales</b>						