



Webbs

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Lawnoaks Close | Walsall | WS8 7NG

£260,000

 **Webbs**
estate agents

Summary

** NO ONWARD CHAIN ** FULLY REFURBISHED TO A HIGH STANDARD ** LINK DETACHED FAMILY HOME ** 3 BEDROOMS ** CLOSE TO CHASEWATER PARK ** CUL-DE-SAC LOCATION ** ENTRANCE PORCH ** LOBBY ** LIVING ROOM WITH MEDIA WALL ** OPEN PLAN KITCHEN / DINER ** FAMILY BATHROOM ** AMPLE DRIVEWAY PARKING ** GARAGE ** ENCLOSED REAR GARDEN ** SEATING / BBQ ARBOUR ** EARLY VIEWING ESSENTIAL **

Webbs have pleasure in offering for sale with NO UPWARD CHAIN this fully refurbished three-bedroom link detached home located in a quiet cul-de-sac location close to Chasewater Park and close to schools and amenities it offers spacious and versatile living, making it an ideal choice for family living. With a generous driveway to the front and an enclosed rear garden with a BBQ arbour. The ground floor begins with an entrance porch, lobby, a living room and a spacious kitchen / diner. On the first floor, there are three bedrooms and a family bathroom. To the rear there is an enclosed rear garden laid to lawn with a patio and a garage. This home offers a flexible layout for spacious family living. Early viewing is highly recommended to fully appreciate all it has to offer!

Key Features

- NO ONWARD CHAIN
- CLOSE TO CHASEWATER PARK
- 3 BEDROOMS
- OPEN PLAN KITCHEN / DINER
- GARDENS, PARKING & GARAGE
- CUL-DE-SAC LOCATION
- FULLY REFURBISHED LINK DETACHED
- LIVING ROOM
- FAMILY BATHROOM
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE PORCH

LOBBY

LIVING ROOM

9'10" x 13'8" (3.01 x 4.18)

KITCHEN / DINER

14'2" x 9'7" (4.33 x 2.93)

FIRST FLOOR LANDING

BEDROOM ONE

12'3" x 8'6" (3.75 x 2.61)

BEDROOM TWO

8'7" x 8'9" (2.63 x 2.69)

BEDROOM THREE

5'6" x 8'9" (1.7 x 2.68)

FAMILY BATHROOM

5'6" x 5'11" (1.68 x 1.82)

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 ₂) Rating	
Rating	Score	Rating	Score
Very low energy costs		Very low environmental impact	
A	92-100	A	10-20
B	81-91	B	21-30
C	69-80	C	31-40
D	55-68	D	41-50
E	39-54	E	51-60
F	21-38	F	61-70
G	1-20	G	71-80
Not applicable (higher energy costs)		Not applicable (higher CO ₂ emissions)	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: aldridge@webbestateagents.co.uk | www.webbestateagents.co.uk