

Barnetts Lane | Walsall | WS8 6PA

Asking Price £260,000

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Summary

** THREE BEDROOM MODERN DETACHED HOUSE ** CUL-DE-SAC LOCATION ** BREAKFAST KITCHEN ** GUEST WC ** GARAGE ** ENSUITE TO MASTER ** CONSERVATORY ** TREE LINED OUTLOOK TO REAR **

Situated in a lovely position within a delightful cul-de-sac, this beautifully presented three bedroom modern detached home offers an excellent combination of comfortable family living, well proportioned accommodation and a particularly attractive setting.
A wonderful opportunity for buyers seeking a home that is ready to move into, the property enjoys a pleasant tree lined aspect to the rear, providing an excellent degree of privacy and creating a lovely backdrop to the enclosed rear garden.
Internally, the accommodation begins with a welcoming hallway featuring tiled flooring and providing access to a convenient ground floor guest cloakroom/WC. The breakfast kitchen offers a practical and sociable space for everyday family life, with ample room for meal preparation and informal dining.
To the rear, the generous living room provides a comfortable and inviting reception space, with sliding doors opening directly into the conservatory. This additional reception area is a real asset to the

Key Features

- THREE BEDROOMS
- CUL DE SAC LOCATION
- FIRST FLOOR BATHROOM & ENSUITE SHOWER ROOM
- ENCLOSED REAR GARDEN WITH ATTRACTIVE TREE LINED OUTLOOK
- WELL PLACED TO M6 TOLL AND GOOD ROAD CONNECTIONS
- MODERN DETACHED HOUSE
- GROUND FLOOR GUEST WC
- CONSERVATORY
- LINKED GARAGE AND OFF ROAD PARKING
- A REALLY LOVELY HOME IN A DESIRABLE POSITION!

Rooms and Dimensions

Entrance Hallway

Ground Floor Guest WC

Breakfast Kitchen
13'7"/11'10" x 8'8" (4.16m/3.61m x 2.65m)

Living Room
14'10" x 11'11" (4.53m x 3.65m)

Conservatory
10'10" x 9'4" (3.32m x 2.86m)

First Floor Landing

Bedroom One
10'8" x 9'2" (3.27m x 2.81m)

Ensuite Shower Room

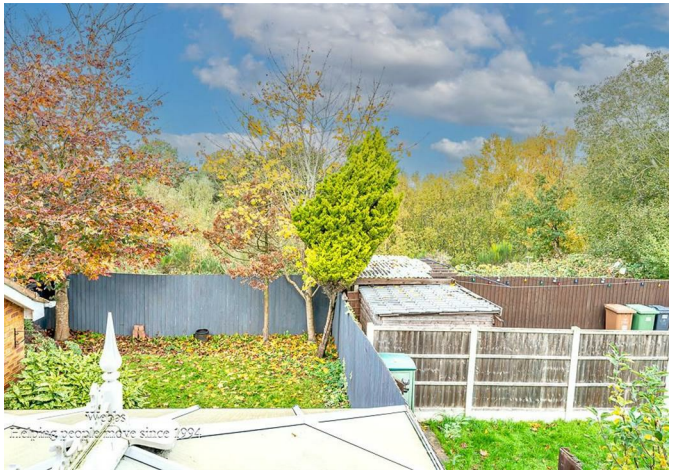
Bedroom Two
8'5" x 6'7" (2.59m x 2.02m)

Bedroom Three
9'4" x 6'0" (2.86m x 1.85m)

Family Bathroom

Linked Detached Garage

Identification Checks








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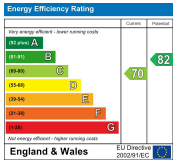
Approximate total area(1)

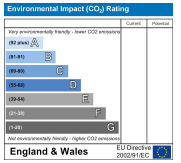
72.1 m²

(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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28 High Street, Aldridge, Walsall, WS9 8LZ
Tel: 01922 288800 | Email: aldridge@webbsestateagents.co.uk | www.webbestateagents.co.uk

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