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Berryfields | Walsall | WS9 0EE
£375,000

Webbs
estate agents

Summary

** VERY WELL PRESENTED & MAINTAINED ** TRADITIONAL SEMI DETACHED HOME ** THREE BEDROOMS ** LIVING ROOM ** DINING ROOM / CONSERVATORY ** KITCHEN ** STORAGE / HOBBY ROOM ** PORCH AND ENTRANCE HALL ** FAMILY BATHROOM ** AMPLE DRIVEWAY PARKING ** POTENTIAL TO EXTEND STPP ** SUPERB LOCATION ** CALL NOW FOR EARLY VIEWING **

Webbs Estate Agents are delighted to offer for sale this family home in a very popular residential area, this beautifully maintained three-bedroom semi detached house offers spacious and versatile living. The ground floor features a bright and welcoming hallway, lounge, dining room into conservatory, kitchen and a hobby room (from converted garage space). Upstairs, there are three bedrooms and a family bathroom. There is a very good size private enclosed rear garden offering both a lawn and paved patio area. The property also benefits from driveway parking. This superbly presented home combines comfort, charm, and convenience in a highly desirable location. Call Webbs to secure your viewing today!!!!

Key Features

- SUPERB LOCATION
- GOOD SIZE REAR GARDEN
- LARGE FAMILY BATHROOM
- DINING ROOM & CONSERVATORY
- HOBBY ROOM (SECTIONED GARAGE)
- SEMI DETACHED FAMILY HOME
- 3 BEDROOMS
- LIVING ROOM
- BREAKFAST KITCHEN
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE PORCH

THROUGH HALLWAY

LIVING ROOM

10'11" x 12'10" (3.33 x 3.92)

DINING ROOM / CONSERVATORY

21'1" x 10'11" (6.45 x 3.35)

HOBBY ROOM

7'2" x 12'7" (2.19 x 3.85)

BREAKFAST KITCHEN

13'10" x 10'6" (4.23 x 3.22)

FIRST FLOOR LANDING

BEDROOM ONE

12'9" x 10'10" (3.91 x 3.31)

BEDROOM TWO

14'1" x 7'4" (4.30 x 2.26)

BEDROOM THREE

9'0" x 10'11" (2.76 x 3.34)

FAMILY BATHROOM

5'11" x 11'3" (1.81 x 3.44)

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	
Current	Planned	Current	Planned
Very energy efficient - lower running costs Band A		Very environmentally friendly - lower CO ₂ emissions Band A	
Band B		Band B	
Band C		Band C	
Band D		Band D	
Band E		Band E	
Band F		Band F	
Band G		Band G	
All energy efficient - lower running costs		All environmentally friendly - lower CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	