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Earls Road | Walsall | WS4 1JA

Asking Price £220,000

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estate agents

Summary

****STUNNING IMPROVED AND EXTENDED THREE BEDROOM HOME**COVERTED GARAGE** PARKING TO THE REAR**STUNNING OPEN PLAN LIVING KITCHEN DINING ROOM**REFITTED KITCHEN**REFITTED BATHROOM**IMPORVED THROUGHOUT**VIEWING ESSENTIAL****

Nestled on the charming Earls Road in Walsall, this beautifully improved and extended end-terrace house presents an ideal opportunity for first-time buyers or savvy investors. The property boasts a delightful fenced lawned front garden that welcomes you to the entrance porch, leading into a spacious hall. The inviting lounge features a modern media wall, perfect for relaxation and entertainment. At the heart of the home is the stunning extended kitchen, which seamlessly combines living and dining spaces. This area is enhanced by skylights that flood the room with natural light, and bi-folding doors that open up to the landscaped rear garden, creating a perfect indoor-outdoor flow for gatherings and family time.

On the first floor, you will find three generous bedrooms, each offering ample space for comfort and personalisation. The refitted bathroom is stylish and functional, catering to the needs of a modern family.

The rear garden is a true gem, featuring thoughtful landscaping that provides a serene outdoor retreat. Additionally, a detached converted garage offers versatile usage, whether as a workshop, storage,

Key Features

- STUNNING IMPROVED AND EXTENDED HOME
- PARKING TO THE REAR
- DETACHED CONVERTED GARAGE
- PERFECT FIRST TIME BUY OR INVESTMENT
- VIEWING ESSENTIAL
- THREE BEDROOMS
- OPEN PLAN LIVING KITCHEN DINER
- LANDSCAPED GARDENS
- POPULAR LOCALITON
- CALL WEBBS TO SECURE YOUR VIEWING TODAY!!!!!!

Rooms and Dimensions

Entrance Porch

Hall

Lounge

12'7" x 12'5" (3.841m x 3.796m)

Kitchen Living Diner

19'0" x 18'9" (5.794m x 5.719m)

First Floor Landing

Bedroom One

13'1" x 12'7" (3.994m x 3.859m)

Bedroom Two

12'11" x 9'5" (3.950m x 2.876m)

Bedroom Three

8'6" x 8'0" (2.593m x 2.453m)

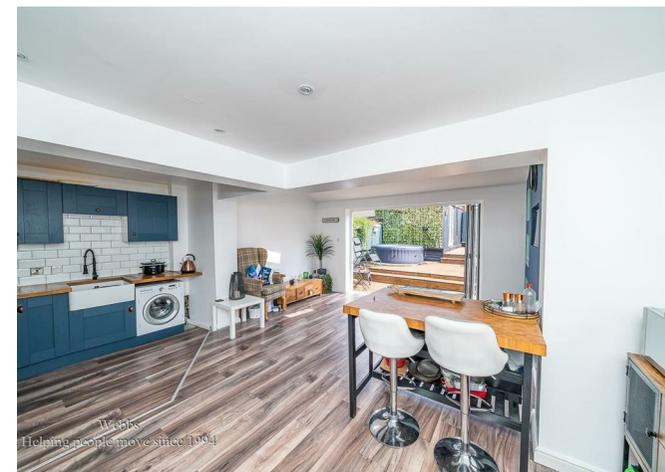
Family Bathroom

7'8" x 5'4" (2.337m x 1.629m)

Converted Detached Garage

15'8" x 7'9" (4.784m x 2.382m)

Identification Checks





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very Average Efficiency - lower energy costs</p> <p>100-120 kWh/m²/year B</p> <p>120-140 kWh/m²/year C</p> <p>140-160 kWh/m²/year D</p> <p>160-180 kWh/m²/year E</p> <p>180-200 kWh/m²/year F</p> <p>200+ kWh/m²/year G</p>	<p>86</p>	<p>Very low environmental impact - lower CO₂ emissions</p> <p>10-20 gCO₂/m²/year A</p> <p>20-30 gCO₂/m²/year B</p> <p>30-40 gCO₂/m²/year C</p> <p>40-50 gCO₂/m²/year D</p> <p>50-60 gCO₂/m²/year E</p> <p>60-70 gCO₂/m²/year F</p> <p>70+ gCO₂/m²/year G</p>	<p>86</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

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