Berryfields | Walsall | WS9 0EE

Offers Over £365,000

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

Helping people move since 1994

Webbs
Helping people move since 1994

Webbs
Helping people move since 1994

Webbs
Helping people move since 1994

Webbs
Helping people move since 1994

Webbs
Helping people move since 1994

Approximate total area(1)
107.6 m²

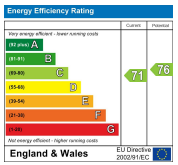
Reduced headroom
1.5 m²

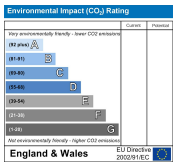
(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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.

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