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**Herbert Road | Walsall | WS9 8JP**  
Offers Over £260,000



## Summary

**\*\*EXTENDED THREE BEDROOM MID TERRACE HOME\*\*EXCELLENT FIRST TIME BUY OR FAMILY PURCHASE\*\*NO CHAIN \*\*SPACIOUS LIVING ROOM WITH ALMOST OPEN PLAN FEEL & EXTENDED MODERN KITCHEN - SEAMLESSLY FLOWING INTO DINING AREA\*\*REFITTED FIRST FLOOR FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE\*\*GENEROUS BLOCK PAVED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING\*\*WELL PRESENTED THROUGHOUT WITH HOMELY DÉCOR\*\***

Extended three bedroom mid terrace home offers an excellent opportunity for first time buyers and growing families seeking a stylish, well presented property in a highly desirable location.

The property benefits from a generous block paved driveway, along with an entrance porch and an inviting hallway. The ground floor has been cleverly extended to create a superb, seamless flow between the modern kitchen and dining area, perfect for both everyday family living and entertaining guests. To the front, the bright and comfortable living room offers a spacious open plan feel, enhanced by tasteful décor and plenty of natural light throughout, giving the home a fresh and airy ambience.

## Key Features

- EXTENDED THREE BEDROOM MID TERRACE HOME
- WELL PRESENTED THROUGHOUT WITH HOMELY DÉCOR
- REFITTED FIRST FLOOR FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE
- COVERED PATIO AREA IDEAL FOR OUTDOOR ENTERTAINING & ENCLOSED REAR GARDEN WITH LAWN
- SOUGHT AFTER LOCATION CLOSE TO AMENITIES, SCHOOLS AND TRANSPORT LINKS
- NO CHAIN
- SPACIOUS LIVING ROOM WITH ALMOST OPEN PLAN FEEL & EXTENDED MODERN KITCHEN SEAMLESSLY FLOWING INTO DINING AREA
- THREE BEDROOMS - TWO OF THE LARGER BEDROOMS WITH FITTED WARDROBES / FULLY BOARDED LOFT SPACE WITH SKYLIGHT
- GENEROUS BLOCK PAVED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED - CONTACT WEBBS ALDRIDGE TO VIEW - 01922 288800!!

## Rooms and Dimensions

### ENTRANCE PORCH

### ENTRANCE HALLWAY

### LIVING ROOM

18'6" x 10'10" (5.64m x 3.32m)

### EXTENDED DINING KITCHEN

17'2" x 9'0" (5.24m x 2.76m)

### KITCHEN

9'10" x 7'8" (3.02m x 2.36m)

### FIRST FLOOR LANDING

### MASTER BEDROOM WITH FITTED WARDROBES

11'1" x 10'3" (3.40m x 3.14m)

### BEDROOM TWO WITH FITTED WARDROBES

12'6" x 9'2" (3.82m x 2.81m)

### BEDROOM THREE/OFFICE

7'11" x 5'1" (2.43m x 1.57m)

### FIRST FLOOR REFITTED BATHROOM WITH SEPARATE SHOWER

### BOARDED LOFT AREA WITH SKYLIGHT

18'11" x 8'5" (5.78m x 2.58m)

### Identification Checks





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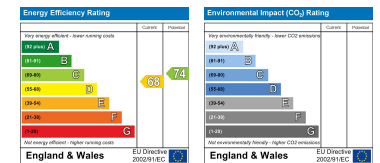
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