Somerford Close | Walsall | WS6 7ND

Open To Offers £235,000

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Summary

** VERY WELL PRESENTED ** DECEPTIVELY SPACIOUS THREE BED SEMI DETACHED ** CONSERVATORY ** DOWNSTAIRS GUEST W.C ** VILLAGE LOCATION **

WEBBS ESTATE AGENTS are delighted to welcome a three-bed semi-detached family home in the tranquil cul-de-sac of Somerford Close, Walsall. This beautifully presented home offers a delightful blend of space and comfort. As you enter, you are greeted by a good-sized entrance hallway, which conveniently features a guest W.C. The heart of the home is the spacious lounge/diner, which not only provides a welcoming atmosphere but also opens up to the rear garden, creating a seamless connection between indoor and outdoor living.
The kitchen is generously sized, perfect for family meals and entertaining guests. Additionally, the conservatory enhances the property by flooding the space with natural light, making it an ideal spot for relaxation or family gatherings.
This home boasts three generous bedrooms, providing ample space for family members or guests, along with a well-appointed family bathroom. The private rear garden is a wonderful retreat, offering a good-sized area for outdoor activities or simply enjoying the fresh air.
Completing this charming property is a private drive, ensuring convenience and ease of access. Located in a peaceful village setting, you will find yourself within walking distance to local amenities, making daily errands a breeze. This semi-detached home is not just a property; it is a perfect family haven waiting to be cherished.

Key Features

- VIEWING ADVISED
- GENEROUS LOUNGE/DINER
- THREE WELL PROPORTIONED BEDROOMS
- PRIVATE REAR GARDEN
- VILLAGE LOCATION
- GOOD SIZED ENTRANCE HALLWAY WITH GUEST W.C
- CONSERVATORY
- FAMILY BATHROOM
- QUIET CUL-DE-SAC SETTING
- CLOSE TO LOCAL AMENITIES

Rooms and Dimensions

Agents Notes

Hallway

Guest WC

Lounge
9'4" x 8'4" (2.85m x 2.55m)

Dining Room
14'1" x 9'11" (4.30m x 3.03m)

Kitchen
9'9" x 8'9" (2.99m x 2.68m)

Conservatory
12'5" x 11'10" (3.80m x 3.63m)

Landing

Bedroom
10'1" x 11'7" (3.09m x 3.55m)

Bedroom
10'0" x 11'7" (3.07m x 3.55m)

Bedroom
9'1" x 8'5" (2.77m x 2.58m)

Bathroom
9'0" x 5'10" (2.757 x 1.78m)

Front & Rear Gardens

Private Driveway

Agents Notes

Identification Checks (R)

PREMIUM CONVEYANCING (C)

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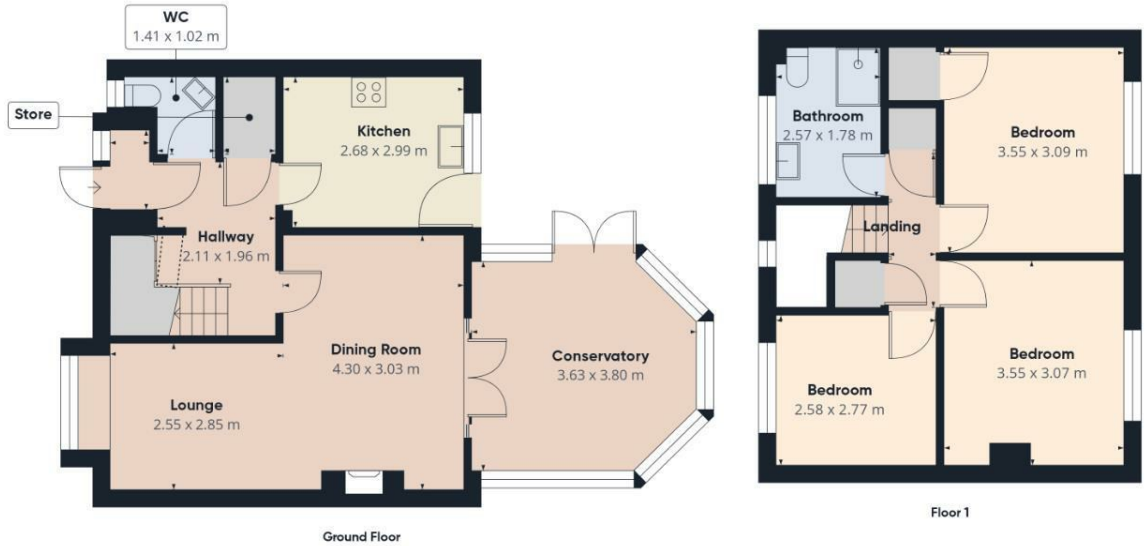

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Approximate total area(1)

93.5 m²

Reduced headroom

0.2 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.

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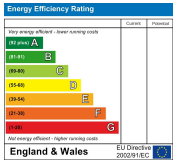

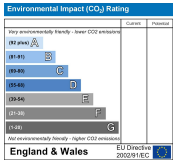

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