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Quinton Avenue | Walsall | WS6 6LR
£290,000

W Webbs
estate agents

Summary

** DESIRABLE AREA ** THREE BEDROOMS ** LARGE OPEN PLAN KITCHEN, DINING, FAMILY AREA ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** SOUTH FACING ENCLOSED REAR GARDEN ** LARGE DRIVEWAY AND GARAGE ** VIEWING ADVISED **

Webbs Estate Agents are pleased to offer for sale this well-presented and spacious semi-detached family home, ideally located within easy reach of excellent schools, transport links, local shops and amenities.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway. The modern open-plan kitchen, dining and living area provides a fantastic family space and features patio doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow.

To the first floor, the property offers three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the enclosed rear garden is mainly laid to lawn with a patio seating area, ideal for relaxing or entertaining. Further benefits include ample off-road parking provided by the driveway and a garage.

Early viewing is highly recommended to fully appreciate the size, presentation and desirable location of the property on offer.

Key Features

- SOUGHT AFTER LOCATION
- ENCLOSED REAR SOUTH FACING GARDEN
- LARGE DRIVEWAY AND SINGLE GARAGE
- MODERN BATHROOM
- EARLY VIEWING ADVISED
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- OPEN PLAN LIVING AREA
- IDEAL FOR LOCAL SHOPS AND AMENITIES

Rooms and Dimensions

ENTRANCE PORCH AND HALLWAY

OPEN PLAN LIVING, DINING AND KITCHEN AREA

AREA

27'6" x 25'3" (8.406 x 7.698)

LANDING

BEDROOM ONE

11'11" x 11'5" (3.64 x 3.50)

BEDROOM TWO

11'11" x 11'0" (3.65 x 3.36)

BEDROOM THREE

6'7" x 6'5" (2.01 x 1.96)

FAMILY BATHROOM

SINGLE GARAGE

ENCLOSED REAR GARDEN

LARGE DRIVEWAY

IDENTIFICATION CHECKS - C

AGENTS NOTES





GROUND FLOOR



1ST FLOOR



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 mis-statement. 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 can be given 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	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
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