



Webbs
Helping people move since 1994

Beaumont Close | Walsall | WS6 6EA

Offers Over £250,000

 **Webbs**
estate agents

Summary

A deceptively spacious family home, perfectly positioned within a highly sought-after location, offering convenient access to excellent schools, transport links, local amenities and the train station.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway. The generously sized lounge/diner provides superb living and entertaining space, while the spacious breakfast kitchen benefits from a useful pantry storage cupboard and direct access to the rear garden.

To the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the property boasts a large enclosed rear garden, ideal for families and outdoor entertaining. Ample off-road parking is available via a private driveway and single garage. Early viewing is highly recommended to fully appreciate the space and location on offer.

Key Features

- Sought After Location
- Enclosed Rear Garden
- Excellent School Catchments
- Large Breakfast Kitchen
- Close to Train Station
- Three Bedrooms
- Single Garage and Driveway
- Through Lounge Diner
- Ideal for Local Shops and Amenities
- Viewing Advised

Rooms and Dimensions

Entrance Porch and Hallway

Lounge Area

13'8" x 11'11" (4.184 x 3.639)

Dining Area

10'5" x 7'10" (3.188 x 2.399)

Large Kitchen

16'1" x 10'2" (4.913 x 3.105)

Landing

Bedroom One

11'11" x 11'5" (3.649 x 3.480)

Bedroom Two

11'11" x 10'10" (3.648 x 3.322)

Bedroom Three

6'6" x 6'4" (1.994 x 1.954)

Family Bathroom

6'4" x 5'5" (1.934 x 1.671)

Single Garage

Enclosed Rear Garden

Front 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 as to their operability or efficiency can be given.
Made with Metropix ©2026

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>Buyer Average Efficiency - lower energy costs</p> <p>100-120 kWh/m²/year A</p> <p>120-130 kWh/m²/year B</p> <p>130-140 kWh/m²/year C</p> <p>140-150 kWh/m²/year D</p> <p>150-160 kWh/m²/year E</p> <p>160-180 kWh/m²/year F</p> <p>180-200 kWh/m²/year G</p> | <p>75</p> | <p>Buyer average CO₂ intensity - lower CO₂ emissions</p> <p>100 g/m²/year A</p> <p>100-110 g/m²/year B</p> <p>110-120 g/m²/year C</p> <p>120-130 g/m²/year D</p> <p>130-140 g/m²/year E</p> <p>140-150 g/m²/year F</p> <p>150-160 g/m²/year G</p> | <p>68</p> |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk

