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Colinwood Close | Walsall | WS6 6JF

Offers Invited £169,950

 **Webbs**
estate agents

Summary

** NO CHAIN ** KITCHEN/DINER ** GOOD SIZED LOUNGE ** THREE GENEROUS BEDROOMS ** FAMILY BATHROOM ** PRIVATE GARDEN ** GARAGE ** VILLAGE LOCATION **

WEBBS ESTATE AGENTS are pleased to present this charming three-bedroom house located on Colinwood Close in Walsall. This delightful family home offers a wonderful opportunity for those seeking comfort and space in a friendly village setting.

Upon entering, you will find a generous lounge that provide the perfect environment for entertaining guests or enjoying quality time with family. The well-designed kitchen/diner is ideal for family meals and gatherings, creating a warm and inviting atmosphere. The three bedrooms are well-proportioned, allowing for personalisation and relaxation, making it an excellent choice for families of all sizes.

The property features a conveniently located bathroom, ensuring easy access for all household members. Additionally, the private garden offers a tranquil outdoor space for children to play or for adults to unwind. A garage is also included, providing valuable storage or parking options.

Colinwood Close is situated in a peaceful area, fostering a strong sense of community while still being close to local amenities, schools, and transport links. This realistically priced home not only serves as a wonderful place to live but also represents a sound investment for the future. With its appealing layout and potential for further enhancement, this property is sure to attract interest from a variety of buyers. Do not miss the opportunity to make this delightful house your new home in Cheslyn Hay.

Key Features

- Three spacious bedrooms
- Kitchen/diner layout
- Garage in block
- Village location
- Two reception rooms
- Generous entrance porch
- Private rear garden
- Mid-terraced house
- Close to amenities
- Viewing recommended

Rooms and Dimensions

ENTRANCE PORCH

5'3" x 7'4" (1.624 x 2.245)

KITCHEN/DINER

13'9" x 9'11" (4.200 x 3.041)

LOUNGE/DINER

14'6" x 16'2" (4.427 x 4.948)

FIRST FLOOR LANDING

MASTER BEDROOM

8'6" x 12'3" (2.610 x 3.736 `)

BEDROOM TWO

9'2" x 8'8" (2.798 x 2.642)

BEDROOM THREE

8'4" x 5'10" (2.552 x 1.794)

EXTERNALLY

PRIVATE ENCLOSED REAR GARDEN

GARAGE IN BLOCK

IDENTIFICATION CHECKS - C





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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² /year A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
125-150 kWh/m ² /year B	125-150 kWh/m ² /year B	125-150 g/m ² /year B	125-150 g/m ² /year B
150-175 kWh/m ² /year C	150-175 kWh/m ² /year C	150-175 g/m ² /year C	150-175 g/m ² /year C
175-200 kWh/m ² /year D	175-200 kWh/m ² /year D	175-200 g/m ² /year D	175-200 g/m ² /year D
200-225 kWh/m ² /year E	200-225 kWh/m ² /year E	200-225 g/m ² /year E	200-225 g/m ² /year E
225-250 kWh/m ² /year F	225-250 kWh/m ² /year F	225-250 g/m ² /year F	225-250 g/m ² /year F
250-300 kWh/m ² /year G	250-300 kWh/m ² /year G	250-300 g/m ² /year G	250-300 g/m ² /year G

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