



Well Lane | Walsall | WS6 6EZ
Offers Over £260,000



Summary

**** CORNER PLOT ** THREE BEDROOMS ** SOUGHT AFTER LOCATION ** MODERN BREAKFAST KITCHEN ** SPACIOUS LOUNGE ** MODERN SHOWER ROOM ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** LARGE REAR GARDEN ** AMPLE OFF ROAD PARKING ** EARLY VIEWING ADVISED ****

Webbs Estate Agents are delighted to offer for sale this well-presented and modern semi-detached family home, situated in the popular location of Great Wyrley and conveniently positioned for excellent schools, transport links, local shops and a range of amenities.

The accommodation briefly comprises an entrance room, currently providing a useful utility area, leading through to a modern breakfast kitchen. The spacious lounge provides an excellent living space, with stairs rising to the first floor and an external door opening onto the large enclosed rear garden.

To the first floor, there are three well-proportioned bedrooms and a modern shower room.

Externally, the property benefits from a generous enclosed rear garden, mainly laid to lawn with a patio seating area, providing an ideal space for relaxing and entertaining. Ample off-road parking is available via the large driveway and single detached garage.

An ideal opportunity for first-time buyers, growing families or those seeking a well-presented home in a convenient and popular location.

Key Features

- SOUGHT AFTER LOCATION
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- MODERN SHOWER ROOM
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- SPACIOUS LOUNGE
- THREE BEDROOMS
- CORNER PLOT
- MODERN BREAKFAST KITCHEN
- ENCLOSED LARGE REAR GARDEN
- VIEWING ADVISED

Rooms and Dimensions

ENTRANCE AND UTILITY ROOM

6'2" x 5'8" (1.90 x 1.74)

MODERN BREAKFAST KITCHEN

14'8" x 9'9" (4.49 x 2.99)

SPACIOUS LOUNGE

14'9" x 11'8" (4.50 x 3.58)

LANDING

BEDROOM ONE

11'9" x 8'9" (3.59 x 2.68)

BEDROOM TWO

10'0" x 8'7" (3.06 x 2.62)

BEDROOM THREE

7'0" x 5'6" (2.14 x 1.69)

MODERN SHOWER ROOM

5'6" x 5'4" (1.68 x 1.64)

LARGE ENCLOSED REAR GARDEN

FRONT DRIVEWAY AND GARDEN

SINGLE DETACHED GARAGE

IDENTIFICATION CHECKS - C

PREMIUM CONVEYANCING (C)







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.

