



**Friary Crescent | Walsall | WS4 1LA**  
**Offers Around £225,000**



## Summary

**\*\*IMMACULATE THREE BEDROOM MID TERRACED HOME\*\*IDEAL FIRST TIME BUY/FAMILY PURCHASE\*\*SPACIOUS LIVING ROOM WITH SEPARATE DINING AREA\*\*REFITTED KITCHEN AND FIRST FLOOR BATHROOM\*\*THREE GOOD SIZED BEDROOMS\*\*MUST VIEW!!\*\***

An immaculate three bedroom mid terraced home, beautifully presented throughout and offering an excellent opportunity for a first time buyer or family purchaser. This attractive property provides well proportioned accommodation, a stylish refitted kitchen, modern bathroom and a pleasant enclosed rear garden, all ideally positioned for excellent transport links and everyday amenities.

Stepping inside..... the comfortable living room offers a relaxing reception space and flows naturally through into the separate dining area, creating an ideal arrangement for both everyday family life and entertaining.

The refitted kitchen is a particular highlight, finished with attractive sage green units which provide a contemporary, yet timeless feel. There is a good range of storage and preparation space, making

## Key Features

- IMMACULATE THREE BEDROOM MID TERRACED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- REFITTED SAGE GREEN KITCHEN
- REFITTED MODERN FIRST FLOOR FAMILY BATHROOM
- READY TO MOVE STRAIGHT INTO
- IDEAL FIRST TIME BUY OR FAMILY PURCHASE
- SPACIOUS LIVING ROOM WITH SEPARATE DINING AREA
- THREE GOOD SIZED BEDROOMS
- EXCELLENT BUS ROUTE AND MAIN ROAD NETWORK LINKS
- CONTACT WEBBS ALDRIDGE TODAY TO SECURE YOUR VIEWING - 01922 288800!!

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LIVING ROOM

13'3"/10'10" x 11'4" (4.04m/3.31m x 3.47m)

### DINING ROOM

9'6" x 6'8" (2.90m x 2.04m)

### REFITTED KITCHEN

11'6" x 7'8" (3.51m x 2.35m)

### FIRST FLOOR LANDING

### MASTER BEDROOM

12'6" x 11'9" (3.83m x 3.59m)

### BEDROOM TWO

11'10" x 9'6" (3.61m x 2.90m)

### BEDROOM THREE

7'10" x 7'10" (2.40m x 2.40m)

### REFITTED FIRST FLOOR FAMILY BATHROOM

### Identification Checks

### 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.

