



Seeds Lane,  
Walsall, WS8 6HU

Offers in the Region Of £210,000



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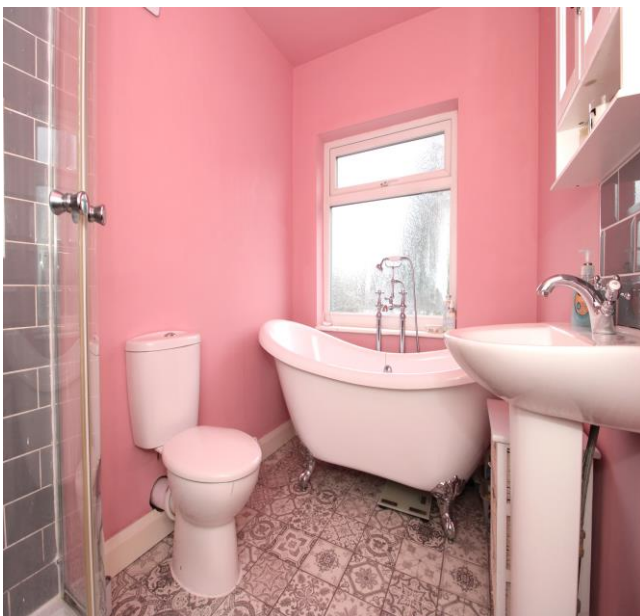
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Set in a popular Cul-de-Sac location, within easy reach of amenities and schools, this superb, extended semi-detached house would make an ideal first-time buyer purchase, boasting beautifully presented accommodation comprising, in brief, two reception rooms, breakfast kitchen, guest WC, two double bedrooms and well-equipped family bathroom.

Externally, there is a good sized rear garden and driveway parking to the front with access to the detached garage / store.







## Property Specification

SUPERB SEMI-DETACHED HOUSE  
WELL PRESENTED, EXTENDED ACCOMMODATION  
POPULAR CUL-DE-SAC CLOSE TO AMENITIES  
TWO RECEPTION ROOMS  
BREAKFAST KITCHEN WITH GUEST WC OFF

Breakfast Kitchen 4.84m (15'11") max x 3.62m (11'11")

Sitting Room 3.82m (12'6") max x 3.34m (10'11")

Lounge 4.53m (14'10") x 3.64m (11'11")

WC

Hall

Porch

Bedroom 1 3.84m (12'7") plus alcove x 3.34m (10'11")

Bedroom 2 3.62m (11'11") x 2.88m (9'5")

Bathroom

Landing

### Agent's Note:

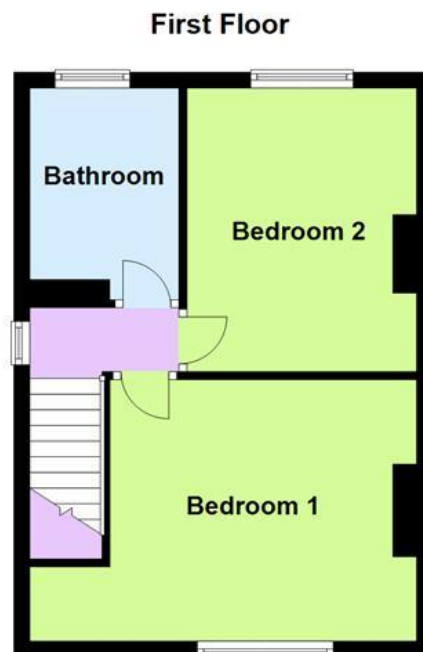
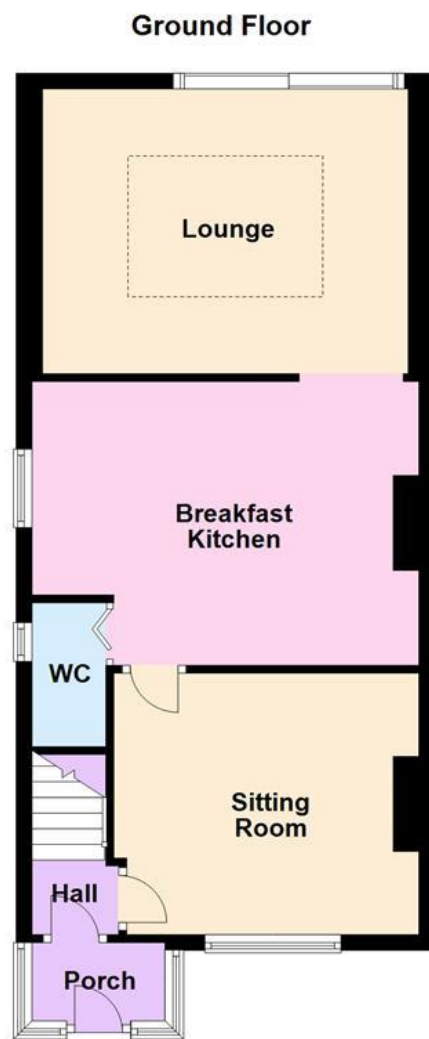
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 15th March 2024

### Viewer's Note:

Services connected: Mains gas, electricity, water & drainage  
Council tax band: A  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

