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**Harrison Street | Walsall | WS3 3HW**  
Auction Guide £108,000

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## Summary

\*\*SOLD VIA THE MODERN METHOD OF AUCTION\*\*  
\*\*BUYER TO PAY A NON REFUNDABLE RESERVATION FEE\*\*  
\*\*TWO RECEPTION ROOMS\*\*  
\*\*FITTED KITCHEN AND BATHROOM\*\*  
\*\*IN NEED OF MODERNISATION THROUGHOUT\*\*  
\*\*PERFECT FIRST TIME BUY OR INVESTMENT\*\*  
\*\*STONE THROW FROM BLOXWICH HIGH STREET\*\*  
\*\*VIEWING ESSENTIAL\*\*

Nestled on Harrison Street in Walsall, this charming three-bedroom mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. Ideally located just a stone's throw from Bloxwich High Street, you will find yourself in a vibrant community with easy access to local amenities. Upon entering the property, you are greeted by two spacious reception rooms that offer a warm and inviting atmosphere, perfect for both relaxation and entertaining. The inner hall leads to a fitted kitchen, providing a functional space for culinary pursuits. The bathroom is conveniently located on the ground floor, catering to the needs of the household. Venturing to the first floor, you will discover three generous bedrooms, each offering ample space for personalisation and comfort. The layout is ideal for families or those seeking extra room for guests or a home office. To the rear of the property, a private and enclosed garden awaits, providing a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. While the downstairs area is in need of

## Key Features

- SOLD VIA THE MODERN METHOD OF AUCTION
- FITTED KITCHEN
- TWO RECEPTION ROOMS
- PERFECT FIRST TIME BUY OR INVESTMENT
- POPULAR LOCATION
- BUYER TO PAY A NON REFUNDABLE RESERVATION FEE
- FITTED BATHROOM
- THREE GENEROUS BEDROOMS
- IN NEED OF MODERNISATION THROUGHOUT
- CALL WEBBS TO SECURE YOUR VIEWING TODAY ON 01922 663399!!!

## Rooms and Dimensions

### Reception Room One

13'0" x 12'2" (3.965m x 3.715m)

### Reception Room Two

12'2" x 12'2" (3.713m x 3.713m)

### Inner Hall

### Kitchen

10'10" x 6'7" (3.321m x 2.023m)

### Bathroom

6'3" x 5'6" (1.912m x 1.685m)

### First Floor Landing

### Bedroom One

11'4" x 12'3" (3.473m x 3.736m)

### Bedroom Two

12'3" x 9'2" (3.736m x 2.805m)

### Bedroom Three

10'0" x 6'1" (3.066m x 1.879m)

### Identification Checks B

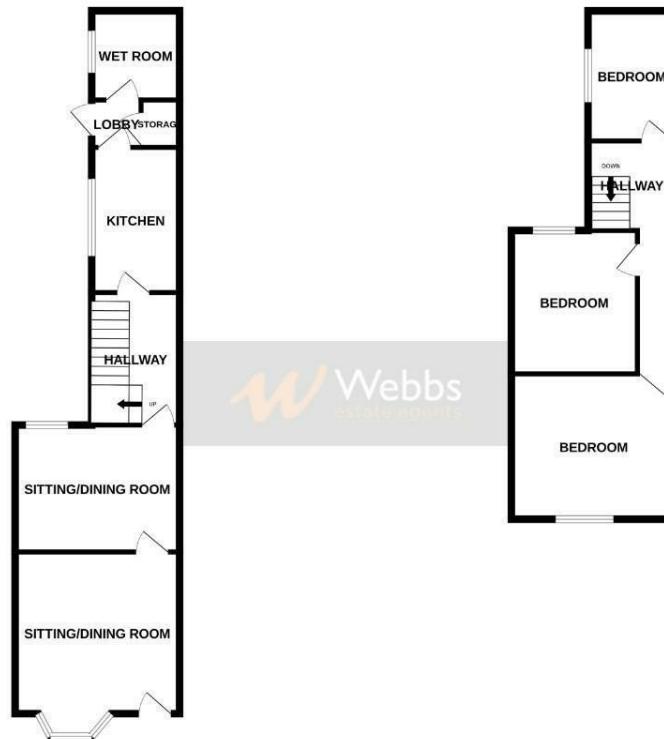
### Auctioneers Comments B





GROUND FLOOR

1ST FLOOR



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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. Prospective buyers should only accept a survey 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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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 <sub>2</sub> ) Rating	
		Current	Planned
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions		
Band A	A		
Band B	B		
Band C	C		
Band D	D		
Band E	E		
Band F	F		
Band G	G		
Mid energy efficient - higher running costs		Mid environmentally friendly - higher CO <sub>2</sub> emissions	
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Band L		Band M	
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Mid energy inefficient - higher running costs		Mid environmentally inefficient - higher CO <sub>2</sub> emissions	
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