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**Rochester Croft | Walsall | WS2 8YA**  
Offers Over £190,000

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estate agents

## Summary

\*\* MID TERRACE FAMILY HOME \*\* POPULAR LOCATION \*\* VIEWING ADVISED \*\* THREE BEDROOMS \*\* FAMILY BATHROOM \*\* SPACIOUS LIVING ROOM \*\* KITCHEN/DINER \*\* AMPLE DRIVEWAY PARKING \*\* ENCLOSED REAR GARDEN \*\* UPVC DOUBLE GLAZED \*\* GAS CENTRAL HEATING \*\*

Webbs Estate Agents have pleasure in offering for sale this mid terrace family home, situated on a popular residential development, being close to all local amenities, shops and schools. Briefly comprising: hallway, living room and kitchen/diner. To the first floor, the landing leads to three bedrooms, and a family bathroom. Externally there is ample driveway parking and an enclosed rear garden with storage shed. **EARLY VIEWING IS ADVISED!**

## Key Features

- MID TERRACE
- DRIVEWAY PARKING
- KITCHEN / DINER
- FAMILY BATHROOM
- UPVC DG & GCH
- POPULAR LOCATION
- LOUNGE
- 3 BEDROOMS
- ENCLOSED REAR GARDEN
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### HALLWAY

### LIVING ROOM

13'10" x 10'3" (4.23 x 3.13)

### KITCHEN / DINER

13'4" x 8'1" (4.08 x 2.48)

### FIRST FLOOR LANDING

### BEDROOM ONE

8'11" x 10'9" (2.74 x 3.29)

### BEDROOM TWO

8'11" x 11'4" (2.74 x 3.46)

### BEDROOM THREE

8'2" x 7'11" (2.5 x 2.42)

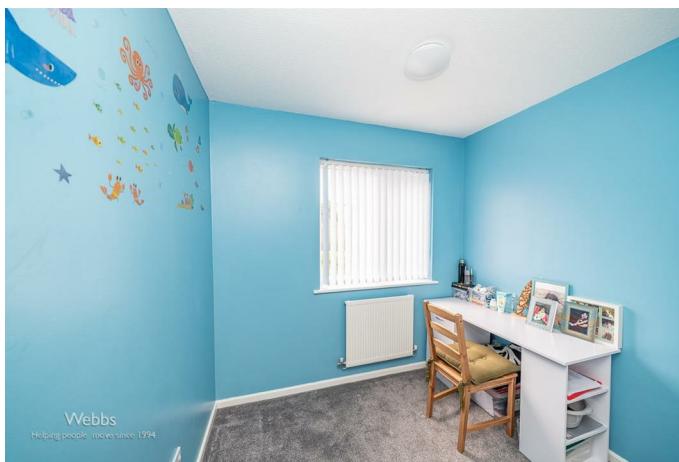
### FAMILY BATHROOM

7'3" x 7'2" (2.23 x 2.19)

### OUTSIDE

### Identification Checks







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	Modelled
Very energy efficient - lower running costs			
Band A	B		
Band B	C		
Band C	D		
Band D	E		
Band E	F		
Band F	G		
Very energy inefficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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