



Webbs
Helping people move since 1994

Hilton Close | Walsall | WS3 2SA

Asking Price £180,000



Summary

****THREE BEDROOMS**DECEPTIVELY SPACIOUS THROUGHOUT**NO ONWARD CHAIN**TWO RECEPTION ROOMS**FITTED KITCHEN**FITTED BATHROOM**VERANDA TO THE REAR**POPULAR LOCATION**VIEWING ESSENTIAL****

Welcome to this deceptively spacious three-bedroom house located on Hilton Close in Walsall. This charming property is offered for sale with no onward chain, making it an ideal choice for those looking to move in without delay. Nestled in a popular area, the home is conveniently close to a variety of local amenities, including shops, schools, and excellent transport links.

Upon entering, you are greeted by a welcoming entrance hall that leads to a practical WC. The fitted kitchen is well-equipped, providing ample space for culinary endeavours. The lounge is a comfortable area perfect for relaxation, while the separate dining room offers an excellent setting for family meals or entertaining guests. At the rear, a delightful veranda extends the living space outdoors, ideal for enjoying the fresh air.

Venturing to the first floor, you will find three generous bedrooms, each offering a peaceful retreat. The fitted shower room is modern and functional, catering to the needs of the household.

Outside, the property boasts a private and enclosed garden, providing a safe space for children to play or for hosting summer gatherings. This home presents a wonderful opportunity for families or first-time buyers seeking a blend of comfort and convenience in a sought-after location. Do not miss the chance to make this lovely house your new home.

Key Features

- THREE BEDROOMS
- TWO RECEPTION ROOMS AND VERANDA
- FITTED SHOWER ROOM
- POPULAR LOCATION
- DECEPTIVELY SPACIOUS THROUGHOUT
- NO CHAIN
- FITTED KITCHEN
- PRIVATE AND ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Entrance Hall

Guest WC

5'6" x 2'8" (1.699m x 0.823m)

Kitchen

7'11" x 8'5" (2.435m x 2.577m)

Lounge

15'0" x 11'7" (4.589m x 3.535m)

Dining Room

11'2" x 8'9" (3.413m x 2.690m)

Veranda

15'7" x 5'0" (4.763m x 1.542m)

First Floor Landing

Bedroom One

11'2" x 13'8" (3.404m x 4.182m)

Bedroom Two

11'1" x 12'2" (3.379m x 3.711m)

Bedroom Three

8'10" x 7'7" (2.703m x 2.314m)

Shower Room

7'10" x 5'7" (2.396m x 1.704m)

Identification Checks B







Approximate total area⁽¹⁾
90.1 m²

Reduced headroom
1.2 m²

(1) Excluding balconies and terraces.

Reduced headroom
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 ₂) Rating	
Score	Band	Score	Band
105-120	A	105-120	A
85-105	B	85-105	B
65-85	C	65-85	C
45-65	D	45-65	D
25-45	E	25-45	E
5-25	F	5-25	F
1-5	G	1-5	G

England & Wales EU Directive 2002/91/EC