



Webbs
Helping people move since 1994

Collins Road | Wednesbury | WS10 0RZ
Offers In Excess Of £250,000



Summary

****NO UPWARD CHAIN** FULLY RENOVATED THROUGHOUT**TRADITIONAL BAY-FRONTED SEMI-DETACHED HOUSE**NEWLY FITTED MODERN KITCHEN DINER** MODERN SHOWER ROOM** ADDITIONAL LAUNDRY FACILITIES **LANDSCAPED REAR GARDEN** DECEPTIVELY SPACIOUS** READY TO MOVE INTO** VIEWING ESSENTIAL****

Webbs Estate Agents are delighted to present this beautifully renovated three-bedroom semi-detached house on Collins Road in Wednesbury, offered with NO UPWARD CHAIN. Finished to a high standard throughout, this deceptively spacious property is ready to move into and makes an ideal family home.

The property benefits from a shared driveway and front lawn. Internally, the entrance hall leads to a generous living room featuring a traditional bay window, allowing plenty of natural light.

To the rear is a newly fitted modern kitchen diner, providing an excellent space for family life and entertaining. Additional benefits include a laundry room and a separate store room.

Key Features

- FULLY RENOVATED
- POTENTIAL FOR DRIVE TO THE FRONT SUBJECT TO PLANNING
- MODERNISED SHOWER ROOM
- SEPERATE LANDRY ROOM
- POPULAR LOCATION
- TRADITIONAL THREE BEDROOM BAY FRONTED SEMI DETACHED HOME
- STUNNING REFITTED KITCHEN DINER
- DECEPTIVELY SPACIOUS THROUGHOUT
- FINISHED TO A HIGH STANDARD THROUGHOUT
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399

Rooms and Dimensions

Entrance Hall

10'11" x 5'10" (3.34m x 1.78m)

Living Room

15'6" x 10'2" (4.73m x 3.11m)

Kitchen Diner

9'10"x 13'2" (3.00mx 4.02m)

Store

2'11" x 6'0" (0.90m x 1.84m)

Laundry Room

2'4" x 4'10" (0.73m x 1.48m)

First Floor Landing

Bedroom One

15'10" x 9'5" (4.83m x 2.89m)

Bedroom Two

10'9" x 9'10" (3.30m x 3.01m)

Bedroom Three

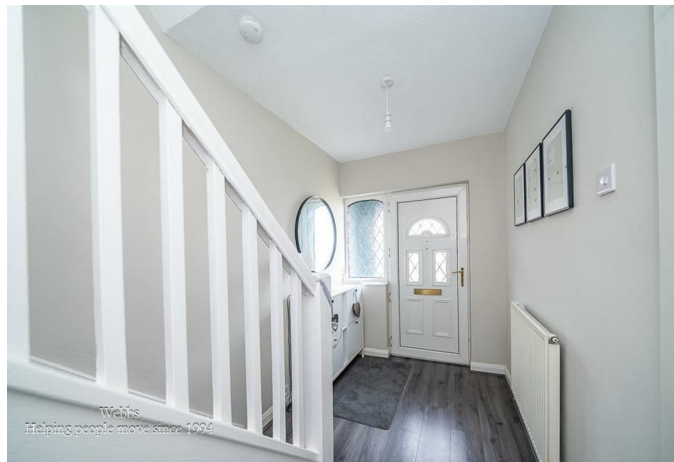
9'11" x 7'1" (3.03m x 2.16m)

Family Bathroom

5'2" x 3'3",239'6" (1.58m x 1,73m)

Identification Checks B







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		Current	Potential
Key: energy efficiency - lower energy costs 94-100 A 81-93 B 69-80 C 55-68 D 43-54 E 35-42 F 2-34 G			
Minimum energy efficient - lower energy costs 92-100 A 80-91 B 68-79 C 56-67 D 44-55 E 36-43 F 2-45 G			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Key: environmental impact - lower CO ₂ emissions 10-48 A 49-74 B 75-100 C 101-120 D 121-150 E 151-180 F 181-220 G			
Minimum environmental impact - lower CO ₂ emissions 10-48 A 49-74 B 75-100 C 101-120 D 121-150 E 151-180 F 181-220 G			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: bloxwich@webbestateagents.co.uk | www.webbestateagents.co.uk