# Glastonbury Crescent | Walsall | WS3 2RQ

## Auction Guide £120,000

Webbs
estate agents

## Summary

** THREE BEDROOMS ** TWO RECEPTION ROOMS ** NO CHAIN ** PERFECT FIRST TIME BUY OR INVESTMENT ** POPUALR LOCATION ** SOLD VIA MODERN METHOD OF AUCTION **

Webbs Estate Agents are delighted to present this charming semi-detached house located on Glastonbury Crescent in Walsall. This property boasts three well-proportioned bedrooms and offers a fantastic opportunity for those looking to make their mark on a home in a sought-after area, close to all local amenities.
As you enter the property, you are greeted by a welcoming entrance hall that leads to two spacious reception rooms, perfect for both relaxation and entertaining. The kitchen, while in need of modernisation, provides a blank canvas for you to create your dream culinary space.
On the first floor, you will find three comfortable bedrooms, ideal for families or those needing extra space. The bathroom and a separate WC add convenience to the layout, ensuring that the needs of a busy household are met.
To the rear of the property, you will discover a private and enclosed garden, featuring a paved patio area and well-maintained lawns. This outdoor space is perfect for enjoying sunny days, hosting gatherings, or simply unwinding in a tranquil setting.

## Key Features

- DECEPTIVLEY SPACIOUS
- TWO RECPETION ROOMS
- FITTED BATHROOM
- PERFECT FIRST TIME BUY OR INVESTMENT
- SOLD VIA THE MODERN METHOD OF AUCTION
- THREE BEDROOMS
- FITTED KITCHEN
- NO CHAIN
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922663399

## Rooms and Dimensions

**Entrance Hall**
9'9" x 9'8" (2.98m x 2.95m)

**Lounge**
12'4" x 14'4" (3.77m x 4.38m)

**Dining Room**
12'0" x 9'8" (3.67m x 2.96m)

**Kitchen**
9'7" x 4'11" (2.93m x 1.50m)

**First Floor Landing**

**Bedroom one**
12'4" x 10'11" (3.77m x 3.33m)

**Bedroom Two**
10'1" x 8'4" (3.08m x 2.56m)

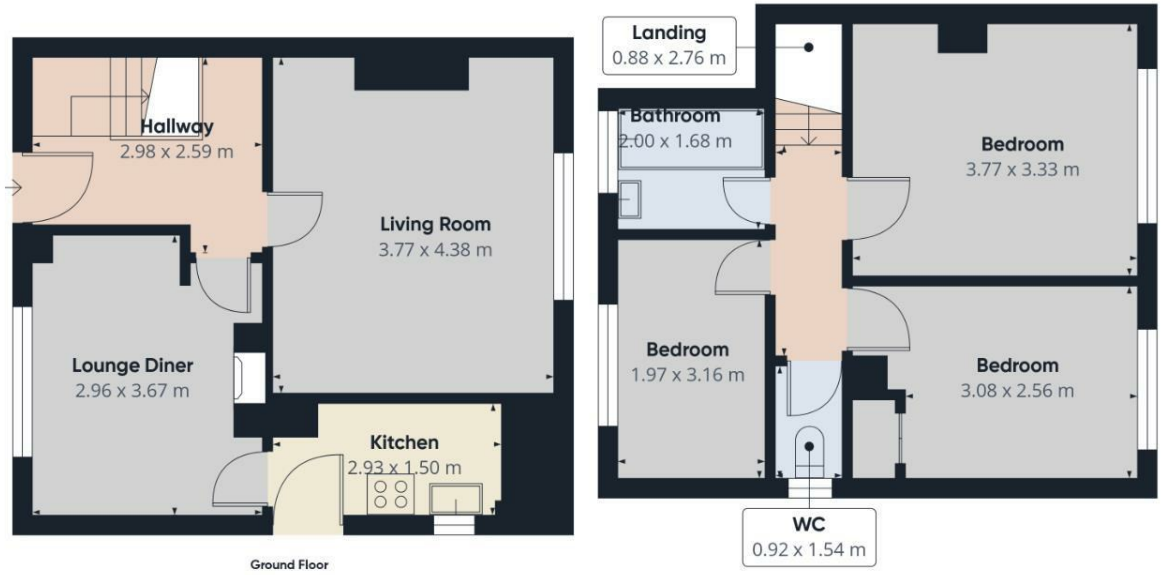
**Bedroom Three**
10'4" x 6'5" (3.16m x 1.97m)

**Bathroom**
6'6" x 5'6" (2.00m x 1.68m)

**WC**
5'0" x 3'0" (1.54m x 0.92m)

**Identification Checks B**

**Auctioneers Comments B**




Webbs estate agents

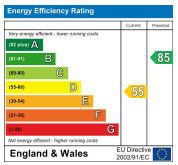
Approximate total area(1)

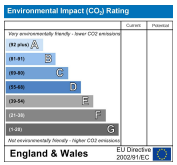
72.6 m²

(1) Excluding balconies and terraces

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.

212 High Street, Bloxwich, Walsall, WS3 3LA
Tel: 01922 663399 | Email: bloxwich@webbsestateagents.co.uk | www.webbestateagents.co.uk

Webbs estate agents