Houliston Close | Wednesbury | WS10 9QH

Offers In The Region Of £210,000

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Summary

TWO BEDROOMSKITCHEN DINER**DETACHED STORE ROOM TO THE REAR**TWO DOUBLE BEDROOMS**CUL-DE-SAC LOCATION**CLOSE TO ALL LOCAL AMENITIED INCLUDING THE M6**VIEWING ESSENTIAL*

Webbs Estate Agents are delighted to present this charming two-bedroom semi-detached house located on the desirable Houliston Close in Wednesbury. This property is ideally situated in a peaceful residential cul-de-sac, providing a tranquil environment while still being conveniently close to local amenities, including shops, schools, and excellent transport links, notably the M6 motorway.
As you approach the property, you will be greeted by a generous block-paved driveway, offering ample parking space, with additional parking available to the side. Upon entering, you will find a welcoming entrance porch that leads into a spacious lounge, which overlooks the front of the house, creating a bright and airy atmosphere.
At the rear of the property, you will discover a large kitchen diner, perfect for family meals and entertaining. The kitchen features patio doors that open onto a private and enclosed garden, seamlessly blending indoor and outdoor living. The garden boasts a paved patio area, ideal for al fresco dining, alongside well-maintained lawns and a brick-built store room for added convenience.
On the first floor, the property comprises two generous bedrooms, providing ample space for relaxation and rest. Additionally, there is a modern fitted bathroom, ensuring comfort and style.
This delightful home is perfect for first-time buyers, small families, or those looking to downsize, offering a wonderful blend of comfort, convenience, and charm. Do not miss the opportunity to make this lovely property your own.

Key Features

- TWO BEDROOMS HOME
- CLOSE TO ALL LOCAL AMENITIES INCLUDING THE M6
- MODERN FITTED BATHROOM
- LANDSCAPED REAR GARDEN
- PERFECT FIRST TIME BUY
- CUL-DE-SAC LOCATION
- KITCHEN DINER
- TWO DOUBLE BEDROOMS
- BLOCK PAVED DRIVEWAY WITH ADDITIONAL PARKING TO THE SIDE
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Entrance Porch
3'11" x 1'6" (1.20m x 0.47m)

Living Room
12'10" x 12'1" (3.93m x 3.70m)

Kitchen Diner
12'0" x 10'4" (3.67m x 3.16m)

First Floor Landing

Bedroom One
12'2" x 9'10" (3.72m x 3.02m)

Bedroom Two
10'4" x 6'5" (3.16m x 1.96m)

Family Bathroom
7'5" x 5'5" (2.27m x 1.67m)

Store Room

Identification Checks B

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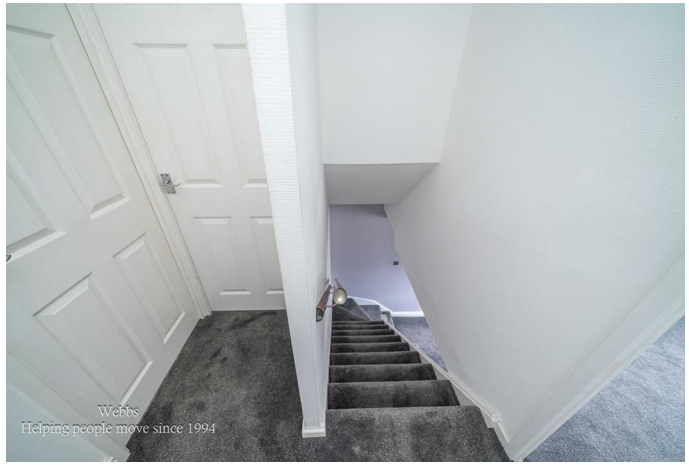
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Approximate total area(1)
51.7 m²

Reduced headroom
0.8 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.

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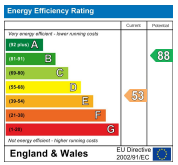

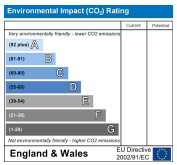

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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