



Webbs

Helping people move since 1994

Hollands Way | Walsall | WS3 5DH
Asking Price £180,000

W Webbs
estate agents

Summary

THREE BEDROOM HOMENO ONWARD CHAIN**DECEPTIVELY SPACIOUS**PERFECT FIRST TIME BUY**KITCHEN DINER**UTILITY/STORE ROOM**POPULAR LOCATION**CLOSE TO PELSALL VILLAGE**VIEWING ESSENTIAL**

Welcome to this charming three-bedroom terraced house situated on Hollands Way in the desirable Pelsall village. This property is ideally located, offering easy access to a variety of local amenities, making it perfect for families and professionals alike.

As you approach the home, you are greeted by a well-maintained lawned garden that leads to the entrance hall. Upon entering, you will find a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen diner is a delightful space, ideal for family meals and gatherings, and it flows seamlessly into the inner lobby, which offers additional storage options through the utility/store room.

The first floor boasts three generous bedrooms, each providing ample space for personalisation and comfort. The fitted bathroom is conveniently located, ensuring that all your needs are met.

To the rear of the property, you will discover a private and enclosed garden, a perfect retreat for outdoor activities, gardening, or simply enjoying the fresh air in a tranquil setting.

This home presents an excellent opportunity for those seeking a comfortable and convenient lifestyle in a vibrant community. With its appealing features and prime location, this property is not to be missed. We invite you to come and experience all that this lovely home has to offer.

Key Features

- THREE BEDROOM HOME
- KITCHEN DINER
- FITTED KITCHEN
- FRONT AND REAR GARDEN
- PERFECT FIRST TIME BUY OR INVESTMENT
- NO ONWARD CHAIN
- UTILITY/STORE ROOM
- FITTED BATHROOM
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

Rooms and Dimensions

Entrance Hall

Living Room

13'6" x 10'11" (4.14m x 3.34m)

Kitchen Diner

19'3" x 8'3" (5.88m x 2.52m)

Lobby

7'3" x 3'10" (2.23m x 1.17m)

Utility/Store Room

11'4" x 6'3" (3.47m x 1.93m)

First Floor Landing

Bedroom One

15'8" x 8'2" (4.80m x 2.51m)

Bedroom Two

10'10" x 10'6" (3.31m x 3.21m)

Bedroom Three

8'7" x 7'6" (2.63m x 2.31m)

Bathroom

8'7" x 7'6" (2.63m x 2.31m)

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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Band A	B	Band A	B
Band B	C	Band B	C
Band C	D	Band C	D
Band D	E	Band D	E
Band E	F	Band E	F
Band F	G	Band F	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	