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Buxton Road | Walsall | WS3 3RS

Auction Guide £145,000



Summary

****THREE BEDROOMS** **TWO RECEPTION ROOMS** **NO CHAIN** **FRONT AND REAR GARDEN** **FITTED KITCHEN** **FITTED BATHROOM** **DECEPTIVELY SPACIOUS THROUGHOUT** **OFFERED VIA THE MODERN METHOD OF AUCTION** **BUYER TO PAY NON-REFUNDABLE RESERVATION FEE** **POPULAR LOCATION** **VIEWING ESSENTIAL****

Nestled on Buxton Road in Walsall, this deceptively spacious terraced house presents an excellent opportunity for both first-time buyers and families alike. Offered for sale by the modern method of auction and with no onward chain, this property is ready for you to make it your own.

As you approach the home, you are greeted by a charming lawned frontage that leads into a welcoming entrance hall. The ground floor boasts a generous lounge, perfect for relaxing or entertaining guests. Adjacent to the lounge is a separate dining area, which features patio doors that open onto a delightful rear garden, allowing for a seamless flow between indoor and outdoor living. The fitted kitchen, accessible through an archway from the dining area, is well-equipped and functional for all your culinary needs.

Venturing to the first floor, you will find three generously sized bedrooms, each offering ample space for personalisation and comfort. The fitted bathroom completes this level, providing convenience for the household.

Key Features

- DECEPTIVELY SPACIOUS THREE BEDROOM HOME
- TWO RECEPTION ROOMS
- FITTED BATHROOM
- SOLD VIA THE MODERN METHOD OF AUCTION
- VIEWING ESSENTIAL
- KITCHEN DINER
- THREE GENEROUS BEDROOMS
- POPULAR LOCATION
- BUYER TO PAY A NON REFUNDABLE RESERVATION FEE
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Entrance Hall

Lounge

13'10" x 16'2" (4.24m x 4.95m)

Lobby

3'2" x 3'0" (0.99m x 0.93m)

Dining Area

9'1" x 8'5" (2.77m x 2.57m)

Kitchen

10'7" x 9'0" (3.25m x 2.76m)

First Floor Landing

Bedroom One

12'11" x 10'4" (3.96m x 3.16m)

Bedroom Two

10'6" x 13'1" (3.22m x 3.99m)

Bedroom Three

8'10" x 7'9" (2.71m x 2.37m)

Family Bathroom

7'11" x 5'6" (2.42m x 1.70m)

Identification Checks B





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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.

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

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