



**Simmonds Road | Walsall | WS3 3PU**  
Auction Guide £200,000

**Webbs**  
estate agents

## Summary

\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\* LOVELY CORNER POSITION \*\* MODERN DETACHED HOME \*\* SPACIOUS AND WELL MAINTAINED THROUGHOUT \*\* THREE DOUBLE BEDROOMS \*\* MODERN FAMILY BATHROOM \*\* GUEST WC \*\* THROUGH LIVING DINING ROOM \*\* MODERN FITTED KITCHEN DINER \*\* AMPLE PARKING \*\* PRIVATE REAR GARDEN AND SIDE GARDEN \*\* VIEWING HIGHLY ADVISED \*\* NO ONWARD CHAIN \*\* BUYER FEES APPLY \*\* SUBJECT TO A RESERVE PRICE \*\*

Webbs Estate Agents are delighted to bring to market this spacious and light corner positioned detached home set within a popular location close to all local amenities including schools and shops. Internally the property comprises of Reception hallway, through living dining room, modern kitchen diner and guest WC, the first floor landing leads to three double bedrooms and a modern family bathroom. Externally there is a driveway to the front and side garden, there is also an enclosed private rear garden. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. Contact the Bloxwich branch on 01922 663399.

## Key Features

- CORNER POSITIONED DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- SPACIOUS MAIN BAY FRONTED THROUGH LIVING DINING ROOM
- BUYERS FEES APPLY
- GARDENS TO SIDE AND REAR AND DOUBLE DRIVEWAY
- SOLD BY MODERN METHOD OF AUCTION WITH NO ONWARD CHAIN
- MODERN BATHROOM AND GUEST WC
- IMPRESSIVE MODERN OPEN PLAN KITCHEN DINER
- WELL MAINTAINED AND PRESENTED THROUGHOUT
- EASY ACCESS TO LOCAL SHOPS, SCHOOLS AND AMENITIES

## Rooms and Dimensions

### Reception hall

### Guest cloaks/ WC

### Open plan living dining room

19'1" plus bay x 11'3" (5.84m plus bay x 3.44m)

### Modern kitchen diner

13'10" x 10'9" (4.24m x 3.28m)

### First floor landing

### Bedroom one

11'5" plus bay x 11'1" (3.50m plus bay x 3.38m)

### Bedroom two

11'3" x 7'4" (3.45m x 2.26m)

### Bedroom three

10'10" x 8'1" (3.32m x 2.48m)

### Family bathroom

7'7" x 5'4" (2.33m x 1.63m)

### Front driveway

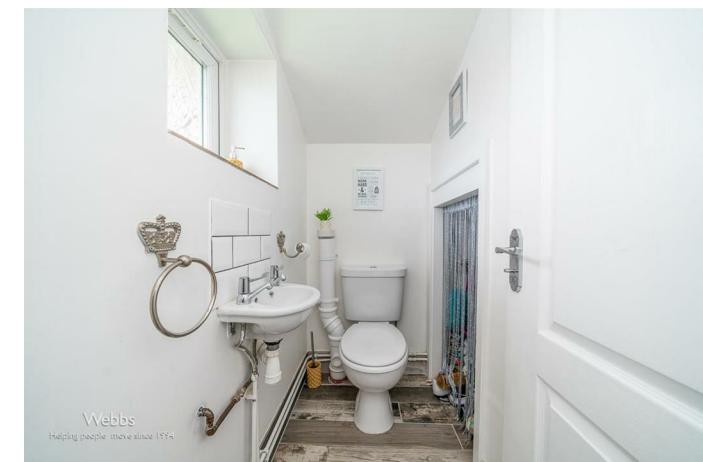
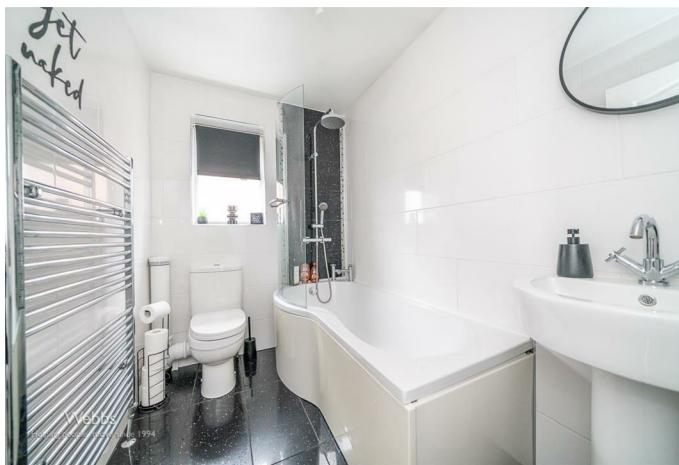
### Side garden

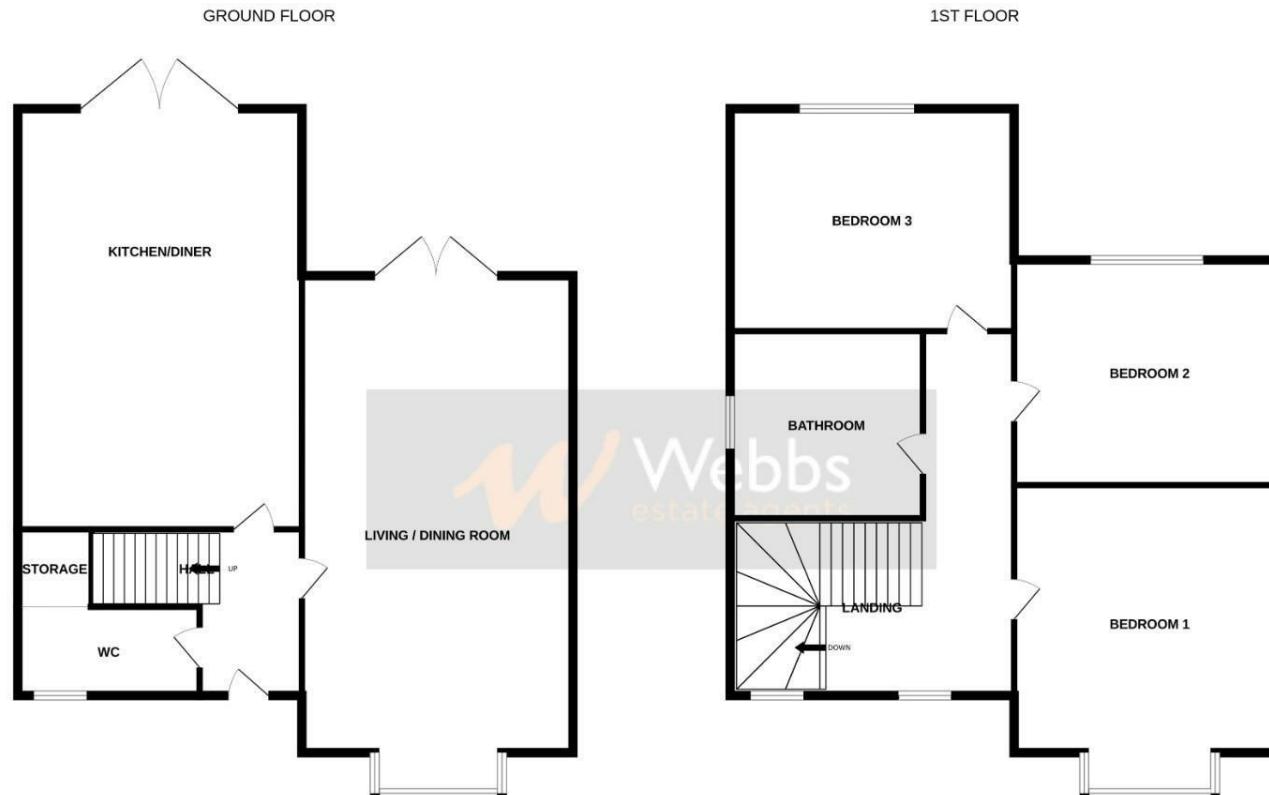
### Private rear garden

### Identification Checks B

### Auctioneers comments



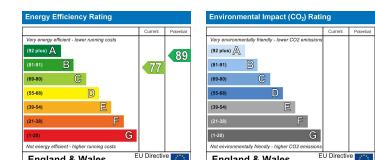




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for advertising purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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