Grange Avenue | Walsall | WS9 8HJ

Offers In The Region Of £237,500

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Summary

** WELL PRESENTED END TERRACE FAMILY HOME ** POPULAR CUL-DE-SAC LOCATION ** LARGE REAR GARDEN ** POTENTIAL TO EXTEND STPP ** TWO BEDROOMS ** FAMILY BATHROOM ** SPACIOUS LIVING ROOM ** BREAKFAST KITCHEN ** LAUNDRY ROOM ** SUN ROOM ** DRIVEWAY PARKING ** LANDSCAPED REAR GARDEN ** UPVC DOUBLE GLAZED ** GAS CENTRAL HEATING ** EARLY VIEWING ESSENTIAL

Webbs Estate Agents have pleasure in offering for sale this end terrace family home, situated in a cul de sac in a popular residential area close to amenities, being close to all local amenities, shops and schools. Briefly comprising: lobby, living room, kitchen/diner, laundry room and a sun room. To the first floor, the landing leads to two bedrooms, and a family bathroom. Externally there is ample driveway parking and a large enclosed rear garden. EARLY VIEWING IS ADVISED!

Key Features

- END TERRACE HOME
- POTENTIAL TO EXTEND STPP
- KITCHEN
- SUN ROOM
- FAMILY BATHROOM
- LARGE REAR GARDEN
- LIVING ROOM
- LAUNDRY ROOM
- 2 BEDROOMS
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE LOBBY

LIVING ROOM
13'5" x 12'1" (4.10 x 3.69)

KITCHEN / DINER
12'0" x 8'7" (3.68 x 2.62)

LAUNDRY ROOM
4'0" x 8'8" (1.24 x 2.65)

SUN ROOM

FIRST FLOOR LANDING

BEDROOM ONE
9'7" x 13'6" (2.94 x 4.14)

BEDROOM TWO
8'0" x 11'1" (2.45 x 3.38)

FAMILY BATHROOM
8'1" x 7'8" (2.48 x 2.34)

OUTSIDE

Identification Checks

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Approximate total area(1)
62.2 m²

Reduced headroom
0.6 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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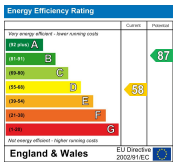

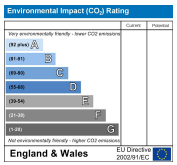

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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