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**Almond Avenue | Walsall | WS5 4JT**  
**Offers In Excess Of £280,000**

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estate agents

## Summary

\*\* SEMI DETACHED HOUSE \*\* SOUGHT AFTER LOCATION \*\* CLOSE TO UNIVERSITY \*\* EASY ACCESS TO M6 \*\* VERY WELL PRESENTED \*\* INTERNAL VIEWING ADVISED  
\*\* THREE BEDROOMS \*\* FAMILY BATHROOM \*\* LIVING ROOM \*\* KITCHEN / DINER \*\* DRIVEWAY AND GARDEN \*\* LANDSCAPED REAR GARDEN \*\* GARAGE \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* POPULAR AND CONVENIENT LOCATION CLOSE TO SCHOOLS, SHOPS AND AMENITIES \*\*

Webbs Estate Agents have pleasure in offering this very well presented semi detached home having been improved and maintained to a very good standard throughout. The property is situated in a popular and convenient location being close to all local amenities, shops and schools. Briefly comprising on the ground floor: Reception porch, hallway, Living room and a kitchen / diner. The first floor landing leads to three bedrooms and a family bathroom. Externally there is parking to the front and a driveway leading to the garage and an enclosed landscaped garden to the rear. For a viewing call us on 01922 288800.

## Key Features

- SEMI DETACHED HOME
- VERY WELL PRESENTED
- LIVING ROOM
- FAMILY BATHROOM
- PARKING & GARAGE
- SOUGHT AFTER LOCATION
- 3 BEDROOMS
- KITCHEN / DINER
- LANDSCAPED GARDEN
- EARLY VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE PORCH

### THROUGH HALLWAY

### LIVING ROOM

11'8" x 13'5" (3.57 x 4.09)

### KITCHEN / DINER

10'9" x 18'8" (3.28 x 5.71)

### FIRST FLOOR LANDING

### BEDROOM ONE

12'7" x 10'7" (3.84 x 3.25)

### BEDROOM TWO

11'1" x 10'9" (3.40 x 3.28)

### BEDROOM THREE

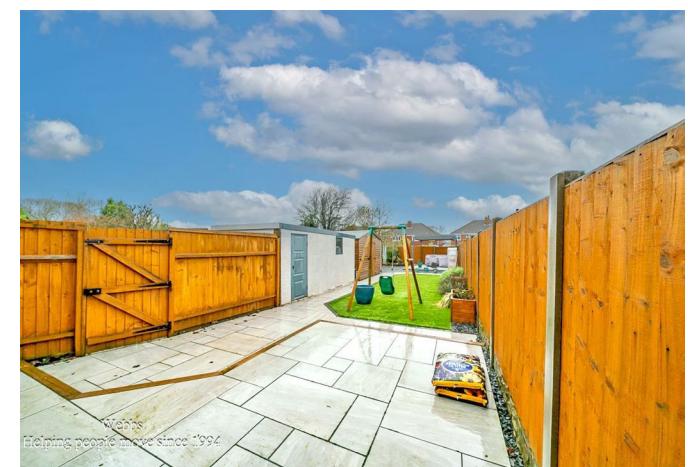
7'8" x 8'3" (2.36 x 2.54)

### FAMILY BATHROOM

6'4" x 7'8" (1.94 x 2.34)

### OUTSIDE

### Identification Checks







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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs		Current	Very environmentally friendly - lower CO <sub>2</sub> emissions		Current
Band A	B	86	Band A	B	86
Band B	C	85	Band B	C	85
Band C	D	84	Band C	D	84
Band D	E	83	Band D	E	83
Band E	F	82	Band E	F	82
Band F	G	81	Band F	G	81
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions		Not energy efficient - higher running costs	
England & Wales		EU Directive 2002/91/EC		England & Wales	