



Webbs
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Broad Lane | Walsall | WS4 1AA
£235,000

W Webbs
estate agents

Summary

** WELL PRESENTED SEMI DETACHED FAMILY HOME ** GROUND FLOOR EXTENSION ** POPULAR LOCATION ** VIEWING ADVISED ** TWO BEDROOMS ** FAMILY BATHROOM ** SPACIOUS LIVING ROOM ** REFITTED BREAKFAST KITCHEN / DINER ** REAR LOBBY ** WC ** AMPLE DRIVEWAY PARKING ** LANDSCAPED REAR GARDEN ** MANCAVE / GYM ** UPVC DOUBLE GLAZED ** GAS CENTRAL HEATING ** EARLY VIEWING ESSENTIAL

Webbs Estate Agents have pleasure in offering for sale this semi-detached family home, situated in a popular residential area close to amenities, being close to all local amenities, shops and schools. Briefly comprising: lobby, living room, extended breakfast kitchen/diner, rear lobby, guest WC. To the first floor, the landing leads to two bedrooms, and a family bathroom. Externally there is ample driveway parking and an enclosed rear garden with a gym/mancave. EARLY VIEWING IS ADVISED!

Key Features

- SEMI DETACHED
- LIVING ROOM
- WC
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN WITH GYM
- EXTENDED KITCHEN/DINER
- SIDE LOBBY
- 2 BEDROOMS
- UPVC DG & GCH
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE HALL

LIVING ROOM

12'10" x 11'11" (3.92 x 3.65)

EXTENDED KITCHEN / DINER

12'11" x 21'9" (3.94 x 6.63)

SIDE LOBBY

WC

FIRST FLOOR LANDING

MASTER BEDROOM

12'11" x 11'11" (3.94 x 3.64)

BEDROOM TWO

14'10" x 10'4" (4.53 x 3.16)

FAMILY BATHROOM

6'7" x 5'9" (2.01 x 1.76)

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 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 | |