



Webbs

Helping people move since 1994

Brookfield Road | Walsall | WS9 8JE

Auction Guide £165,000

 **Webbs**
estate agents

Summary

** EXCITING RENOVATION & REDEVELOPMENT OPPORTUNITY ** MODERN METHOD OF AUCTION SALE ** GUIDE PRICE OF £165,000 ** AUCTION T&C'S APPLY ** THREE BEDROOMS ** DUAL ASPECT LIVING ROOM ** GROUND FLOOR BATHROOM ** FIRST FLOOR WC ** NO CHAIN **

An exciting opportunity to acquire a three bedroom home in the highly regarded area of Aldridge, offering buyers the chance to take a property with excellent potential and transform it into a fabulous home, designed entirely to their own taste and requirements. Requiring certain modernisation and improvement throughout, this is an ideal purchase for those looking for a project, whether that be to refurbish the existing layout or consider reconfiguring the accommodation to create a more contemporary and practical home.

The property is approached via a front porch leading into an entrance hall, with the ground floor currently comprising of a dual aspect living/dining room, providing a generous reception space with excellent potential to create a stylish and sociable area for modern family living. There is also a kitchen and a ground floor bathroom. To the side of the property, a separate door leads into an enclosed

Key Features

- EXCITING RENOVATION & REDEVELOPMENT OPPORTUNITY
- MODERN METHOD OF AUCTION SALE - GUIDE £165,000 (AUCTION T &C'S APPLY)
- THREE GOOD SIZED BEDROOMS
- DUAL ASPECT LIVING/DINING ROOM
- GROUND FLOOR BATHROOM
- FIRST FLOOR WC
- ENCLOSED REAR GARDEN
- EXCELLENT LOCAL AMENITIES CLOSE BY
- POPULAR ALDRIDGE LOCATION
- CONTACT WEBBS ALDRIDGE TODAY TO SECURE YOUR VIEWING - 01922 288800!!!

Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING ROOM

20'0" x 11'0"/10'3" (6.10m x 3.36m/3.14m)

KITCHEN

9'2" x 9'1" (2.81m x 2.78m)

GROUND FLOOR BATHROOM (NO WC)

ENCLOSED SIDE ENTRY

FIRST FLOOR LANDING

MASTER BEDROOM

13'1" x 10'0" (3.99m x 3.07m)

BEDROOM TWO

10'7" x 10'2" (3.25m x 3.12m)

BEDROOM THREE

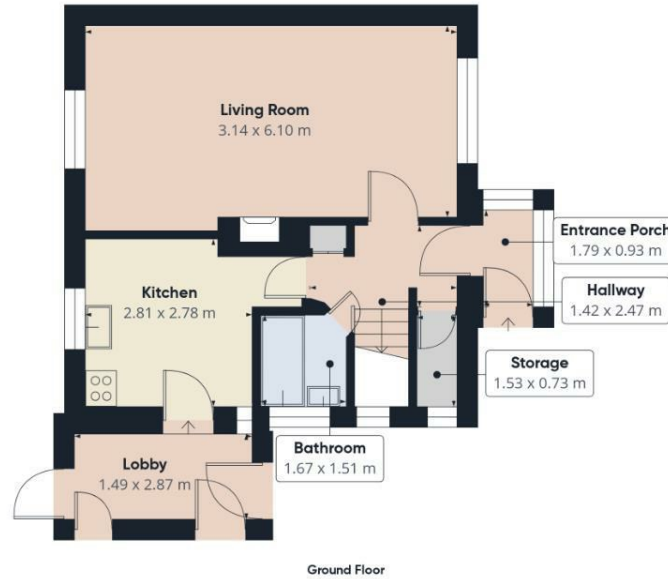
9'1" x 7'4" (2.77m x 2.24m)

FIRST FLOOR WC

Auctioneers Comments- A







Approximate total area⁽¹⁾
75.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

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.

