



Webbs
Helping people move since 1994

Barns Lane | Walsall | WS4 1HF

Offers Over £190,000

 **Webbs**
estate agents

Summary

****THREE BEDROOM MID TERRACE PROPERTY OFFERED WITH NO UPWARD CHAIN** SET BACK FROM THE ROAD OVERLOOKING WALKWAY AND GREEN AREA** FANTASTIC FIRST TIME BUY OR FAMILY PURCHASE OPPORTUNITY** CLOSE TO LOCAL AMENITIES, SCHOOLS AND BUS ROUTES****

This three bedroom mid terrace property presents a fantastic opportunity for first time buyers or families looking to purchase a home with excellent potential to modernise and make their own. Having been a much loved family home for over 50 years, the property is now ready for its next chapter, offering spacious accommodation, a convenient location and superb scope for improvement and upgrading throughout.

Set back from the road overlooking a neighbouring walkway and green area to the front, the property enjoys a pleasant position with a sense of openness. The accommodation begins with an entrance hallway leading through to a front reception room, ideal as a cosy lounge or formal sitting area. To the rear is a further spacious sitting room with access into the kitchen, creating a practical layout with plenty of potential for reconfiguration or modern open plan living, subject to requirements.

Key Features

- THREE BEDROOM MID TERRACE PROPERTY OFFERED WITH NO UPWARD CHAIN
- FANTASTIC FIRST TIME BUY OR FAMILY PURCHASE OPPORTUNITY
- MUCH LOVED FAMILY HOME OF OVER 50 YEARS
- THREE GOOD SIZED BEDROOMS AND WET ROOM TO FIRST FLOOR
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND BUS ROUTES
- SET BACK FROM THE ROAD OVERLOOKING WALKWAY AND GREEN AREA
- SPACIOUS ACCOMMODATION WITH GREAT POTENTIAL THROUGHOUT
- TWO RECEPTION ROOMS
- IDEAL PROPERTY TO MODERNISE AND MAKE YOUR OWN
- CONTACT WEBBS ALDRIDGE TO VIEW TODAY - 01922 288800!!

Rooms and Dimensions

ENTRANCE HALLWAY

FRONT RECEPTION ROOM

REAR LIVING ROOM

KITCHEN

FIRST FLOOR LANDING

MASTER BEDROOM

BEDROOM TWO

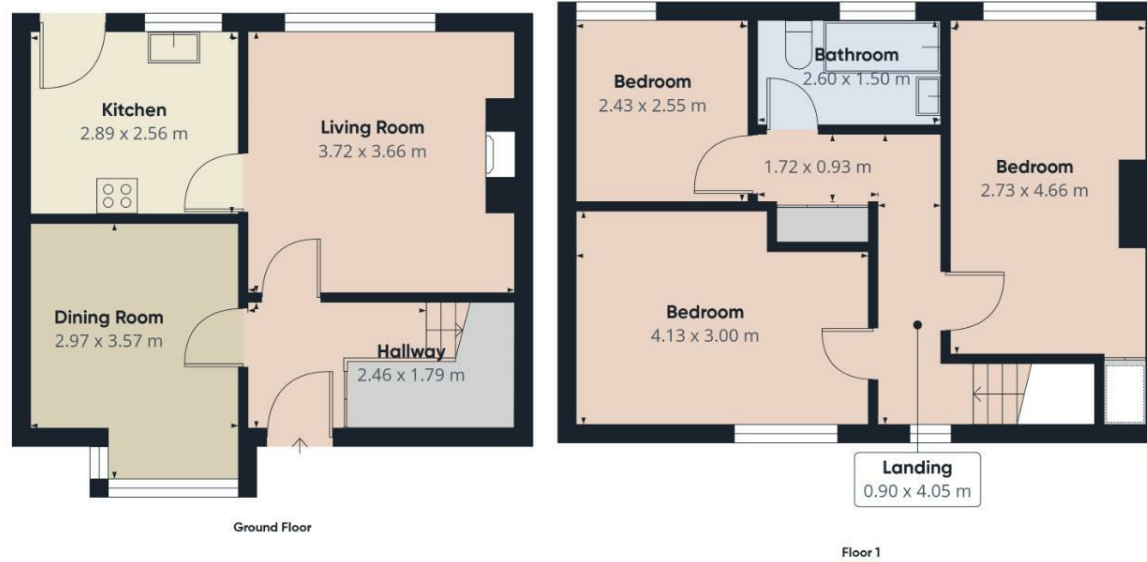
BEDROOM THREE

FIRST FLOOR WET ROOM

Identification Checks







Approximate total area⁽¹⁾
78.8 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² /year A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
125-150 kWh/m ² /year B	125-150 kWh/m ² /year B	125-150 g/m ² /year B	125-150 g/m ² /year B
150-175 kWh/m ² /year C	150-175 kWh/m ² /year C	150-175 g/m ² /year C	150-175 g/m ² /year C
175-200 kWh/m ² /year D	175-200 kWh/m ² /year D	175-200 g/m ² /year D	175-200 g/m ² /year D
200-225 kWh/m ² /year E	200-225 kWh/m ² /year E	200-225 g/m ² /year E	200-225 g/m ² /year E
225-250 kWh/m ² /year F	225-250 kWh/m ² /year F	225-250 g/m ² /year F	225-250 g/m ² /year F
250-300 kWh/m ² /year G	250-300 kWh/m ² /year G	250-300 g/m ² /year G	250-300 g/m ² /year G
300+ kWh/m ² /year H	300+ kWh/m ² /year H	300+ g/m ² /year H	300+ g/m ² /year H

England & Wales EU Directive 2002/91/EC