



Webbs

Helping people move since 1994

**Hillside Close | Walsall | WS8 7AB**  
**£150,000**

**W** Webbs  
estate agents

## Summary

\*\* SPACIOUS FIRST FLOOR MAISONETTE \*\* INTERNAL VIEWING IS ESSENTIAL \*\* SOUGHT AFTER LOCATION CLOSE TO AMENITIES & COMMUTER LINKS \*\* DECEPTIVELY SPACIOUS \*\* VERY WELL PRESENTED AND MAINTAINED \*\* PORCH \*\* HALLWAY \*\* SPACIOUS LIVING ROOM \*\* REFITTED KITCHEN \*\* TWO DOUBLE BEDROOMS \*\* REFITTED SHOWER ROOM \*\* PARKING TO SIDE OF BUILDING \*\* PRIVATE GARDEN TO REAR \*\*

Webbs Estate Agents have pleasure in offering this spacious first floor very well presented and improved maisonette, being close to all local amenities, shops and schools,. Briefly comprising: porch, through hallway, spacious living room and a kitchen. There are two double bedrooms and a refitted shower room. Externally there is parking to the side and a private garden to the rear. **EARLY VIEWING IS ESSENTIAL**.

## Key Features

- SUPERBLY PRESENTED
- ENCLOSED LANDSCAPED GARDEN
- ENTRANCE LOBBY & HALLWAY
- REFITTED KITCHEN
- 2 DOUBLE BEDROOMS
- OFF STREET PARKING
- FIRST FLOOR MAISONETTE
- LIVING ROOM
- REFITTED SHOWER ROOM
- EARLY VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE LOBBY

### HALLWAY

### LIVING ROOM

13'11" x 14'3" (4.25 x 4.35)

### REFITTED KITCHEN

10'3" x 6'9" (3.14 x 2.08)

### BEDROOM ONE

9'7" x 14'7" (2.94 x 4.45)

### BEDROOM TWO

11'2" x 10'4" (3.41 x 3.15)

### SHOWER ROOM

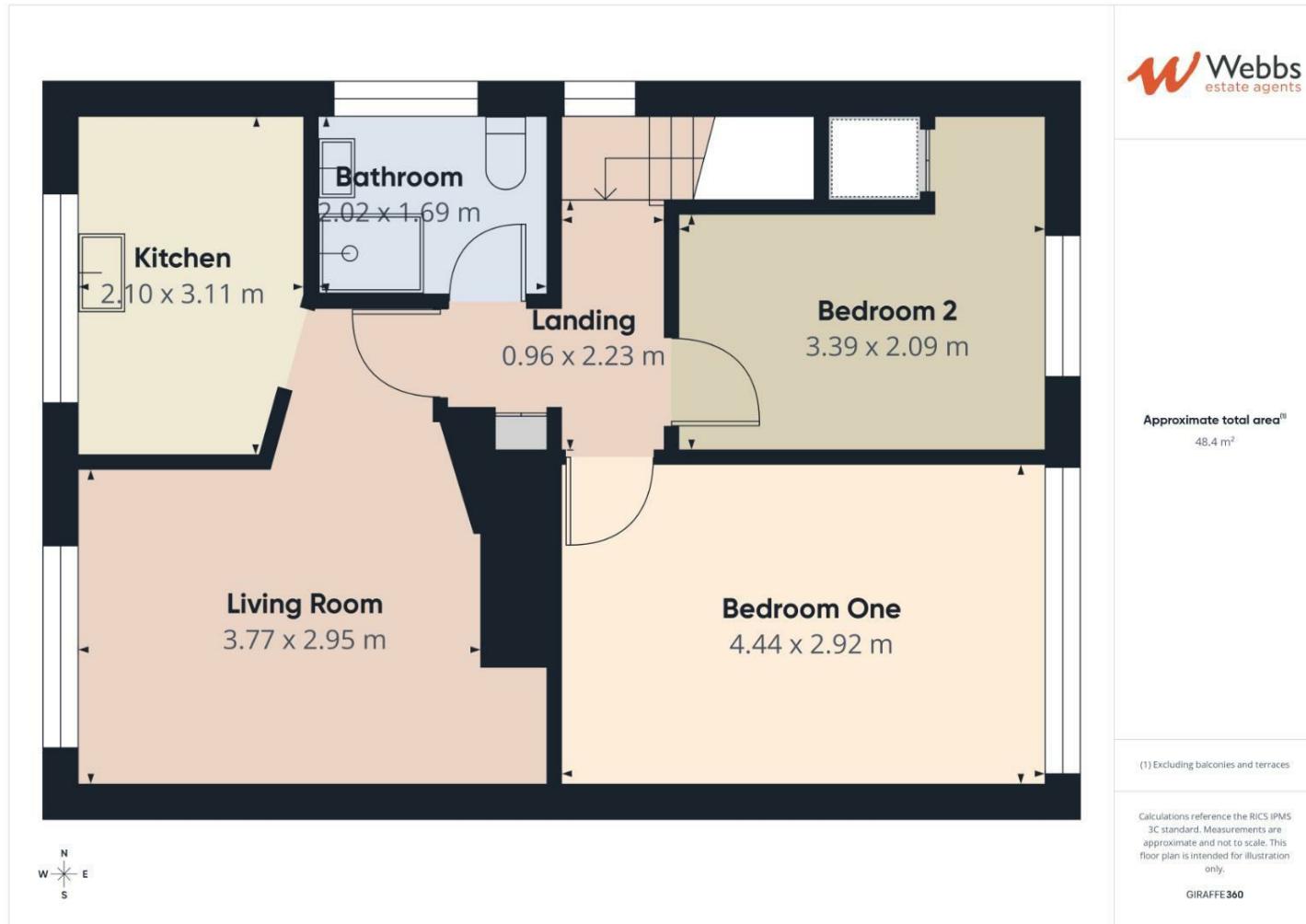
5'5" x 6'7" (1.67 x 2.03)

### 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	
Current		Planned	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	70	74
A	B		
B	C		
C	D		
D	E		
E	F		
F	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
G		G	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	