



Dunnerdale Road | Walsall | WS8 7SJ  
£270,000

 **Webbs**  
estate agents

## Summary

\*\*LARGE CORNER PLOT \*\* END TERRACE FAMILY HOME \*\* POPULAR LOCATION \*\* EARLY VIEWING ADVISED \*\* THREE BEDROOMS \*\* FAMILY BATHROOM \*\* SPACIOUS LIVING / DINING ROOM \*\* KITCHEN \*\* CONSERVATORY \*\* 2 CAR DRIVEWAY \*\* EV CHARGING POINT \*\* LARGE ENCLOSED REAR GARDEN \*\* UPVC DOUBLE GLAZED \*\* HEAT SOURCE CENTRAL HEATING \*\*

Webbs Estate Agents have pleasure in offering this well presented end terraced home on a large corner plot, situated in a popular location on a relatively new development in Clayhanger, being close to all local amenities, shops and schools. Briefly comprising: hallway, a spacious living / dining room, conservatory and a kitchen. To the first floor, the landing leads to three bedrooms and a family bathroom. Externally there is a private driveway and larger than normal rear garden backing. EARLY VIEWING IS ADVISED!

## Key Features

- LARGE CORNER PLOT
- EV CHARGING POINT
- CONSERVATORY
- 3 BEDROOMS
- DRIVEWAY PARKING
- HEAT SOURCE PUMP HEATING
- OPEN PLAN LOUNGE / DINER
- KITCHEN
- FAMILY BATHROOM
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALL

### LIVING AREA

13'11" x 11'10" (4.25 x 3.61)

### DINING AREA

7'8" x 9'1" (2.36 x 2.79)

### CONSERVATORY

9'0" x 9'7" (2.76 x 2.94)

### KITCHEN

7'2" x 9'2" (2.19 x 2.8)

### FIRST FLOOR LANDING

### BEDROOM ONE

7'3" x 6'10" (2.22 x 2.10)

### BEDROOM TWO

8'1" x 11'7" (2.47 x 3.55)

### BEDROOM THREE

9'8" x 7'0" (2.96 x 2.147)

### FAMILY BATHROOM

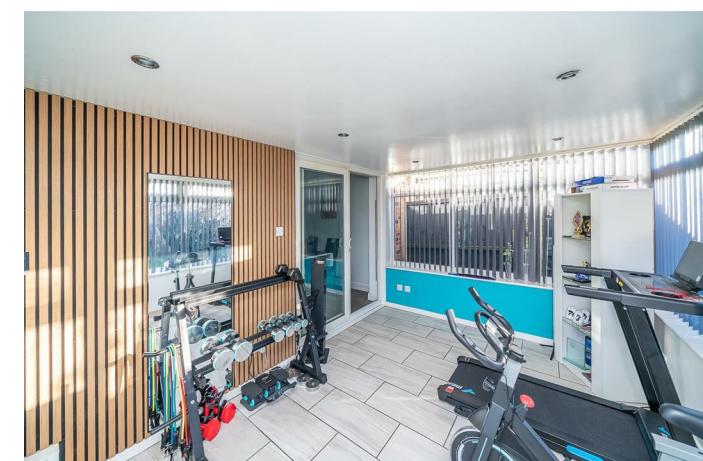
5'6" x 6'9" (1.7 x 2.08)

### OUTSIDE

### Identification Checks

### Premium Conveyancing (B)







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
90-100	A	89	90-100	A	89
80-89	B	76	80-89	B	76
70-79	C		70-79	C	
60-69	D		60-69	D	
50-59	E		50-59	E	
40-39	F		40-39	F	
30-29	G		30-29	G	
All energy efficient - higher running costs					
England & Wales					
EU Directive 2002/91/EC					