



WCC008

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Bonner Grove | Walsall | WS9 0DX

Offers In The Region Of £220,000

 **Webbs**
estate agents

Summary

****BEAUTIFULLY PRESENTED THREE BEDROOM END TERRACE HOME**IDEAL FIRST TIME BUY OR FAMILY PURCHASE**SPACIOUS DUAL ASPECT LIVING ROOM WITH DINING AREA**MODERN GALLEY STYLE KITCHEN** FIRST FLOOR FAMILY BATHROOM**CLOSE TO ALDRIDGE VILLAGE & EXCELLENT LOCAL SCHOOLING NEARBY**GOOD TRANSPORT LINKS TO SURROUNDING AREAS** EARLY VIEWING HIGHLY RECOMMENDED****

Situated in a popular residential location close to Aldridge, this beautifully presented three bedroom end terrace home offers an excellent opportunity for first time buyers, young families or those looking to move into a well established neighbourhood with highly regarded local schools and excellent amenities nearby.

The property benefits from an attractive gravel frontage providing off road parking, together with shared side access leading to the rear. Internally, the home has been tastefully decorated throughout and is ready for immediate occupation.

Key Features

- BEAUTIFULLY PRESENTED THREE BEDROOM END TERRACE HOME
- SPACIOUS DUAL ASPECT LOUNGE WITH DINING AREA
- MODERN GALLEY STYLE KITCHEN WITH AMPLE CUPBOARD AND WORKTOP SPACE
- FIRST FLOOR FAMILY BATHROOM
- READY TO MOVE STRAIGHT INTO
- IDEAL FIRST TIME BUY OR FAMILY PURCHASE
- TASTEFULLY DECORATED THROUGHOUT
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- DELIGHTFUL ENCLOSED REAR GARDEN WITH PATIO AND LAWN
- CLOSE TO ALDRIDGE VILLAGE CENTRE & EXCELLENT LOCAL SCHOOLING NEARBY

Rooms and Dimensions

ENTRANCE HALLWAY

LIVING/DINING ROOM

22'4" x 12'10" (6.81m x 3.92m)

KITCHEN

10'2"/10'11"m x 5'6" (3.10m/3.34mm x 1.68m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'1" x 11'0" (3.69m x 3.36m)

BEDROOM TWO

10'11" x 10'0" (3.33m x 3.07m)

BEDROOM THREE

7'10"(max)/4'10"(min) x 9'2"
(2.41m(max)/1.48m(min) x 2.81m)

FIRST FLOOR BATHROOM

Identification Checks





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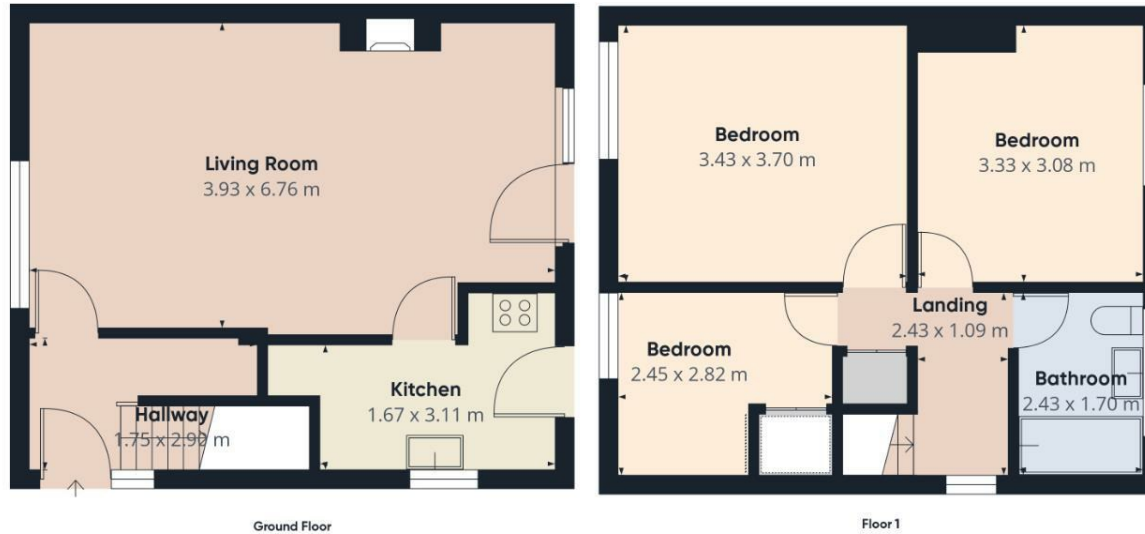
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Approximate total area⁽¹⁾
75.7 m²

(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
85	85	85	85
<small>Key Average Energy Use - lower energy costs</small> <small>100-105 kWh/m² A</small> <small>105-110 kWh/m² B</small> <small>110-115 kWh/m² C</small> <small>115-120 kWh/m² D</small> <small>120-125 kWh/m² E</small> <small>125-130 kWh/m² F</small> <small>130-135 kWh/m² G</small>		<small>Key Environmental Impact - lower CO₂ emissions</small> <small>100-105 g/m² A</small> <small>105-110 g/m² B</small> <small>110-115 g/m² C</small> <small>115-120 g/m² D</small> <small>120-125 g/m² E</small> <small>125-130 g/m² F</small> <small>130-135 g/m² G</small>	
<small>EU Directive 2002/91/EC</small> England & Wales		<small>EU Directive 2002/91/EC</small> England & Wales	