



Dunnerdale Road | Walsall | WS8 7SJ
Offers Over £260,000

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

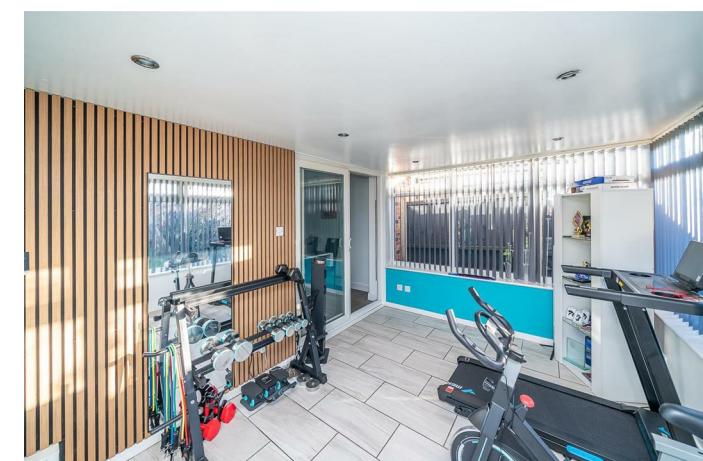
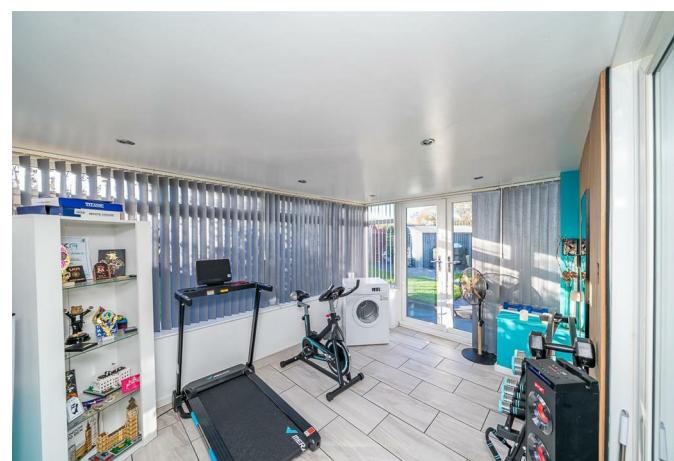
5'6" x 6'9" (1.7 x 2.08)

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 ₂) Rating		
Very energy efficient - lower running costs		Current	Very environmentally friendly - lower CO ₂ 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	
30-20	G		30-20	G	
All energy efficient - higher running costs					
England & Wales					
EU Directive 2002/91/EC					