



**Romsley Close | Pelsall, Walsall | WS4 1AF**  
Offers Over £180,000

**W** Webbs  
estate agents

## Summary

\*\* SEMI DETATCHED HOUSE \*\* DECEPTIVELY SPACIOUS\*\*NO CHAIN \*\* IDEAL FAMILY HOME \*\* THREE FIRST FLOOR BEDROOMS \*\* ENTRANCE HALLWAY \*\* KITCHEN \*\* LIVING / DINING ROOM \*\* SHOWER ROOM \*\* SEPARATE WC \*\* PRIVATE REAR GARDEN \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* POPULAR AND CONVENIENT LOCATION CLOSE TO SCHOOLS, SHOPS AND AMENITIES \*\* EARLY VIEWING ADVISED \*\*

Webbs Estate Agents have pleasure in offering this mid terrace home. The property is situated in a popular and convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Entrance hallway , Living Room / dining room and a kitchen. The first floor landing leads to three bedrooms, a shower room and a separate WC. Externally there is a front garden and enclosed rear garden, . For a viewing please call 01922 288800.

## Key Features

- NO UPWARD CHAIN
- QUIET CUL-DE-SAC LOCATION
- OPEN PLAN LOUNGE / DINER
- SHOWER ROOM
- GARDENS FRONT & REAR
- MID TERRACE PROPERTY
- 3 BEDROOMS
- KITCHEN
- SEPARATE WC
- CALL 01922 288800 FOR YOUR VIEWING

## Rooms and Dimensions

### ENTRANCE HALL

### LOUNGE / DINER

12'5" x 23'9" (3.81 x 7.24)

### KITCHEN

8'11" x 12'2" (2.73 x 3.71)

### FIRST FLOOR LANDING

### BEDROOM ONE

13'0" x 10'6" (3.98 x 3.22)

### BEDROOM TWO

10'4" x 10'6" (3.15 x 3.22)

### BEDROOM THREE

10'0" x 7'10" (3.05 x 2.41)

### SEPARATE WC

2'7" x 6'3" (0.79 x 1.93)

### SHOWER ROOM

6'2" x 4'11" (1.88 x 1.51)

### 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	83	Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		B	
B		C	
C		D	
D		E	
E		F	
F		G	
G		H	
All energy efficient - higher running costs		All environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	