



Westbrook Avenue | Walsall | WS9 0BU

£270,000

 **Webbs**  
estate agents

## Summary

**\*\* END TERRACE HOUSE \*\* DECEPTIVELY SPACIOUS \*\* VERY GOOD CONDITION \*\* TWO DOUBLE FIRST FLOOR BEDROOMS \*\* LARGE BREAKFAST KITCHEN \*\* DINING ROOM \*\* GROUND & FIRST FLOOR BATHROOMS \*\* LIVING ROOM \*\* AMPLE DRIVEWAY PARKING \*\* GARAGE \*\* 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 2 bedroom end 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 lobby, Living Room, Dining room and a large kitchen/diner, rear lobby and shower room. The first floor landing leads to two double bedrooms and a family bathroom. Externally there is ample driveway parking and an enclosed garden to the rear. For a viewing please call 01922 288800.

## Key Features

- END TERRACE HOME
- 2 DOUBLE BEDROOMS
- LIVING ROOM
- LARGE BREAKFAST KITCHEN
- ENCLOSED REAR GARDEN
- DECEPTIVELY SPACIOUS
- GROUND FLOOR & FIRST FLOOR BATHROOMS
- DINING ROOM
- PARKING & GARAGE
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE PORCH

### HALLWAY

### LIVING ROOM

10'9" x 11'7" (3.28 x 3.55)

### DINING ROOM

10'4" x 10'3" (3.15 x 3.14)

### REAR LOBBY

6'3" x 7'0" (1.93 x 2.15)

### SHOWER ROOM / WC

6'3" x 4'9" (1.91 x 1.47)

### BREAKFAST KITCHEN

9'3" x 20'1" (2.83 x 6.14)

### FIRST FLOOR LANDING

### BEDROOM ONE

8'9" x 14'10" (2.68 x 4.54)

### BEDROOM TWO

7'11" x 12'1" (2.43 x 3.7)

### BATHROOM

9'8" x 5'7" (2.95 x 1.71)

### 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	
Score	Band	Score	Band
87	A	87	A
85	B	85	B
83	C	83	C
81	D	81	D
79	E	79	E
77	F	77	F
75	G	75	G

EU Directive 2002/91/EC

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