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**Broad Way | Walsall | WS4 1AN**  
**Auction Guide £180,000**

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estate agents



# Summary

\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\* POPULAR AND CONVENIENT RESIDENTIAL LOCATION \*\* NO ONWARD CHAIN \*\* TRADITIONAL DETACHED HOUSE \*\* MAINTAINED TO A GOOD STANDARD THROUGHOUT \*\* DECEPTIVELY SPACIOUS EXTENDED ACCOMMODATION \*\* INTERNAL VIEWING ADVISED \*\* THREE GOOD SIZED BEDROOMS \*\* BATHROOM AND GUEST WC \*\* SPACIOUS OPEN PLAN MAIN LIVING ROOM \*\* CONSERVATORY \*\* KITCHEN AND BREAKFAST ROOM\*\* DRIVEWAY WITH AMPLE PARKING \*\* LARGE PRIVATE AND ENCLOSED REAR GARDEN \*\* GARAGE \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* BUYER FEES APPLY \*\* SUBJECT TO A RESERVE PRICE \*\*

Webbs Estate Agents have pleasure in offering this very well maintained traditional detached home, situated on a popular residential location being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Entrance porch, reception hallway , open plan living room , conservatory, kitchen and breakfast room The first floor landing leads to three good sized bedrooms and a family bathroom with WC. Externally there is a driveway with parking for several cars, single garage with downstairs WC, the LARGE rear garden is private and enclosed. \*\*\* following a recent survey, evidence of sulphate was evidence in concrete which may impact mortgage lending – we invite interested parties to view the report and/or to take their own independent advice before committing to any transactional decision \*\*\* Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited . For a viewing please call 01922 288800.

# Key Features

- TRADITIONAL EXTENDED DETACHED HOME
- POPULAR AND CONVENIENT LOCATION
- SPACIOUS MAIN LIVING ROOM AND CONSERVATORY
- FAMILY BATHROOM AND GUEST WC
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- SOLD BY MODERN METHOD OF AUCTION WITH NO ONWARD CHAIN
- THREE BEDROOMS
- KITCHEN AND BREAKFAST ROOM
- BUYERS FEE APPLY, SUBJECT TO RESERVE PRICE
- LARGE PRIVATE AND ENCLOSED REAR GARDEN, DRIVE AND GARAGE

# Rooms and Dimensions

**Entrance porch**

**Reception hall**

**Living room**

20'6" x 14'5" max 11'8" (6.26m x 4.41m max 3.57m)

**Conservatory**

10'0" x 7'9" (3.05m x 2.38m)

**Breakfast room**

8'7" x 6'11" (2.63m x 2.11m)

**Kitchen**

13'11" x 9'1" max 7'9" min (4.26m x 2.78m max 2.37m min)

**First floor landing**

**Bedroom one**

11'8" x 10'0" (3.57m x 3.07m)

**Bedroom two**

10'1" x 11'6" (3.09m x 3.53m)

**Bedroom three**

8'7" x 8'2" (2.64m x 2.49m)

**Family bathroom**

8'6" x 4'9" (2.60m x 1.47m)

**Front driveway and garden**

**Single garage**

14'3" x 8'5" (4.35m x 2.59m)

**Guest WC**

**Private and enclosed large rear garden**

**Auctioneers Comments**

**Agents Note**



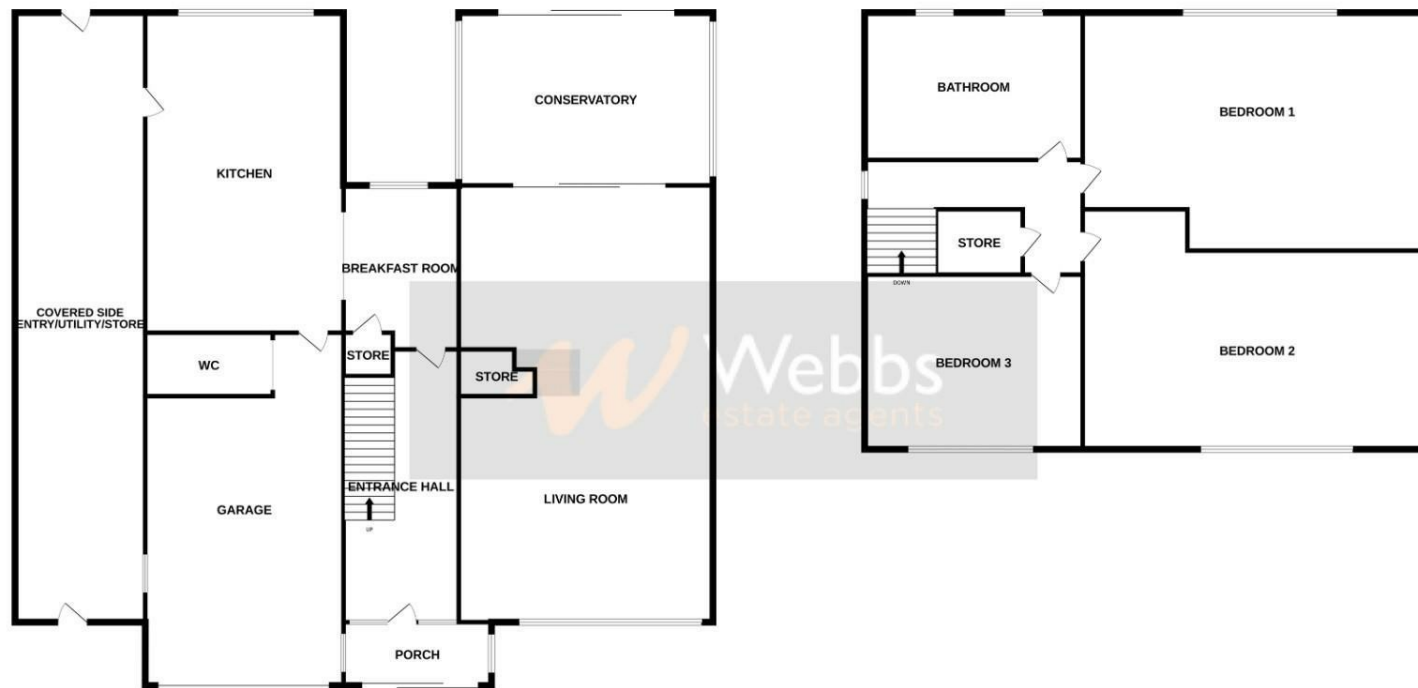






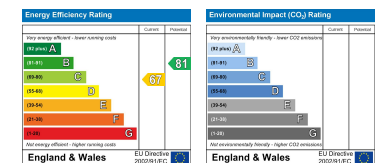
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



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