



First Avenue | Walsall | WS8 6JH

Offers In The Region Of £180,000

 **Webbs**
estate agents

Summary

****NO CHAIN** MID TERRACE HOUSE**THREE WELL PROPORTIONED BEDROOMS**REFITTED DINING KITCHEN WITH VARIOUS INTEGRATED APPLIANCES**FIRST FLOOR FAMILY BATHROOM**NO CHAIN**EXCELLENT FIRST TIME/INVESTMENT PURCHASE**CLOSE TO M6 TOLL AND A5 ROAD NETWORK LINKS****

This three bedroom mid terrace house presents an excellent opportunity for first time buyers or investors. With no chain involved, you can move in without delay and start enjoying your new home.

Internally, the property welcomes you via a hallway entrance leading into a comfortable front sitting room, perfect for relaxing or entertaining. To the rear, the refitted dining kitchen is a standout feature, fitted with contemporary handleless doors and a range of integrated appliances, providing both style and practicality.

To the first floor, there are three well proportioned bedrooms, each accommodating double beds, offering flexible accommodation for families, guests or home working and a family bathroom.

Externally, the property benefits from a driveway to the front providing off road parking, while to the rear there is an enclosed garden, ideal for outdoor dining, children or pets.

Situated in the popular Brownhills area, the property enjoys access to a range of local amenities including shops, supermarkets, schools and leisure facilities. Nearby green spaces such as Chasewater Country Park, perfect for outdoor enthusiasts. Excellent road links via the M6 Toll and A5 provide straightforward connections to Birmingham, Lichfield and the wider West Midlands, making this a practical yet pleasantly positioned place to call home.

Key Features

- THREE BEDROOM MID TERRACE HOUSE
- MODERN REFITTED DINING KITCHEN
- EXCELLENT ROAD NETWORK LINKS TO CANNOCK, WALSALL AND M6 TOLL
- CHASEWATER COUNTRY PARK ONLY A SHORT DISTANCE AWAY
- DRIVEWAY & ENCLOSED GARDEN
- NO CHAIN
- CUL DE SAC LOCATION WITHIN BROWNHILLS
- FIRST FLOOR BATHROOM
- EXCELLENT FIRST TIME/INVESTMENT PURCHASE
- CALL WEBBS TODAY TO SECURE YOUR VIEWING ON 01922 288800

Rooms and Dimensions

ENTRANCE HALLWAY

LIVING ROOM

14'6" x 10'10" (4.44m x 3.31m)

REFITTED DINING KITCHEN

17'4" x 10'11" (5.30m x 3.33m)

INNER LOBBY/UTILITY AREA

FIRST FLOOR LANDING

MASTER BEDROOM

13'10" x 10'11" (4.23m x 3.34m)

BEDROOM TWO

10'7" x 11'0" (3.23m x 3.36m)

BEDROOM THREE

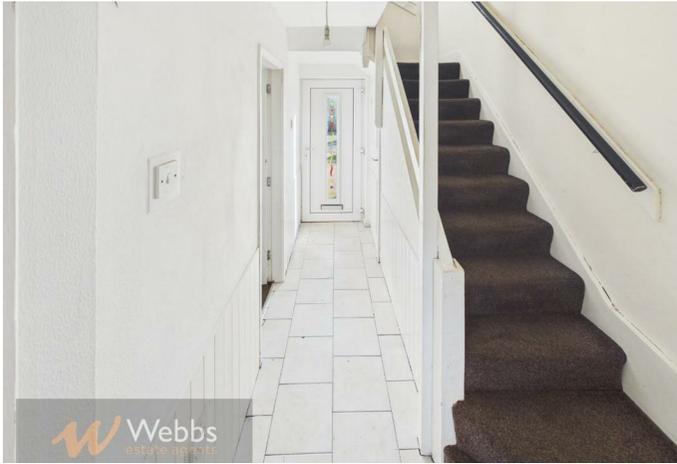
10'11" x 8'11" (3.35m x 2.72m)

FIRST FLOOR BATHROOM

7'6" x 5'10" (2.29m x 1.80m)

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 ₂) Rating	
Rating	Score	Rating	Score
Best possible (A)	92	Best possible (A)	100
72-91	B	95-100	B
69-71	C	80-94	C
64-68	D	65-79	D
55-63	E	50-64	E
48-54	F	35-49	F
35-47	G	20-34	G
1-34	Below Minimum	1-19	Below Minimum

Energy Efficiency Rating: 88 (Green)

Environmental Impact (CO₂) Rating: 72 (Green)

England & Wales EU Directive 2002/91/EC