



High Street | Walsall | WS8 7EA

Auction Guide £160,000

## Summary

\*\* NO ONWARD CHAIN \*\* SEMI DETACHED FAMILY HOME \*\* SUPERB PROJECT \*\* TWO BEDROOMS \*\* UPVC DG \*\* IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY \*\* LOUNGE \*\* BREAKFAST KITCHEN \*\* FAMILY BATHROOM \*\* EARLY VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT \*\*

\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\* BUYER FEES APPLY \*\* SUBJECT TO A RESERVE PRICE \*\*

Property is offered for sale through the Modern Method of Auction, which is operated by iamsold Limited. For a viewing, please call 01922 288800.

Webbs Estate Agents have pleasure in offering for sale this 2 bedroom semi detached family home, requiring update, located close to amenities, schools and commuter links. Briefly comprising: hall, living room and a breakfast kitchen. To the first floor, the landing leads to two bedrooms, and a family bathroom. Externally there is a paved frontage parking and an enclosed rear garden. EARLY VIEWING IS ADVISED!

## Key Features

- SOLD BY MODERN METHOD OF AUCTION WITH NO ONWARD CHAIN
- NO ONWARD CHAIN
- 2 BEDROOMS
- BREAKFAST KITCHEN
- UPVC DG & GCH
- EARLY VIEWING ESSENTIAL
- LIVING ROOM
- FAMILY BATHROOM
- GARDENS
- SUPERB UPGRADE PROJECT

## Rooms and Dimensions

### ENTRANCE HALL

### LIVING ROOM

10'7" x 13'10" (3.24 x 4.24)

### KITCHEN

11'10" x 9'4" (3.61 x 2.86)

### BATHROOM

6'1" x 5'4" (1.86 x 1.63)

### FIRST FLOOR LANDING

### BEDROOM ONE

11'4" x 11'5" (3.46 x 3.49)

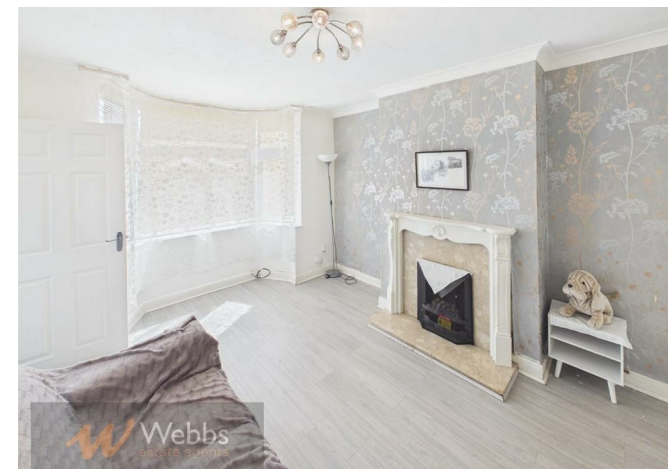
### BEDROOM TWO

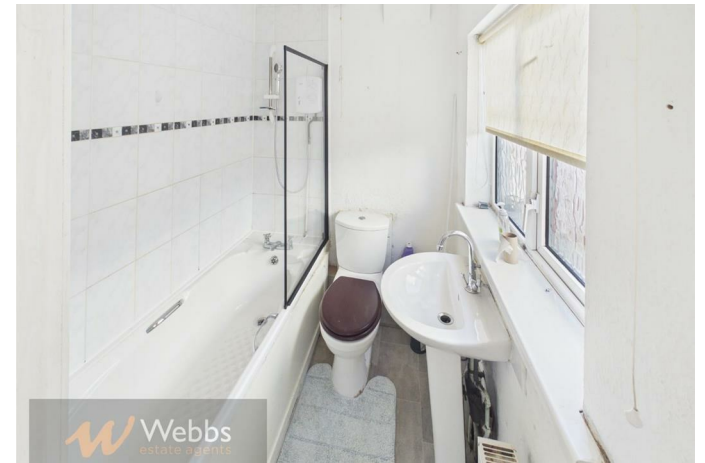
13'10" x 9'3" max (4.23 x 2.84 max)

### OUTSIDE

### Identification Checks

### Auctioneers Comments- A







Approximate total area<sup>(1)</sup>  
51.3 m<sup>2</sup>  
Reduced headroom  
0.8 m<sup>2</sup>

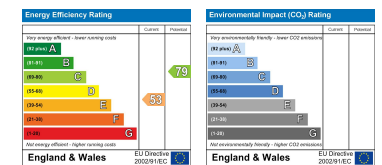
(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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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