



Borneo Street | Walsall | WS4 2HZ
Offers Over £260,000

W Webbs
estate agents

Summary

** THREE STOREY MID TERRACE HOUSE ** DECEPTIVELY SPACIOUS ** INTERNAL VIEWING ADVISED *** TWO FIRST FLOOR DOUBLE BEDROOMS ** SECOND FLOOR DOUBLE BEDROOM ** LIVING ROOM ** DINING ROOM ** KITCHEN ** UTILITY ROOM ** WC ** FAMILY BATHROOM ** GOOD SIZE PRIVATE REAR GARDEN ** INNER LOBBY ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING ** POPULAR AND CONVENIENT LOCATION CLOSE TO SCHOOLS, SHOPS, AMENITIES AND WALSALL ARBORETUM ** EARLY VIEWING ADVISED **

Webbs Estate Agents have the pleasure in offering this three storey mid terrace home. The property is situated in a popular and convenient location, being close to all local amenities, shops, schools and a 5-minute walk from the Walsall Arboretum. Briefly comprising on the ground floor: Entrance hall, Living Room, Dining Room, inner lobby, kitchen, utility room and WC. The first floor landing leads to two double bedrooms, a large family bathroom and has a staircase off to the second floor. Externally there is a walled frontage and to the rear, a beautiful private garden — providing a peaceful retreat, perfect for relaxing or entertaining. For a viewing please call 01922 288800.

Key Features

- MID TERRACE HOME
- OPEN PLAN LOUNGE/ DINING AREA
- KITCHEN
- 2 DOUBLE FIRST FLOOR BEDROOMS
- DOUBLE SECOND FLOOR BEDROOM
- ACROSS THREE FLOORS
- INNER LOBBY
- UTILITY, WC
- FAMILY BATHROOM
- GOOD SIZE ENCLOSED REAR GARDEN

Rooms and Dimensions

RECEPTION HALLWAY

DINING ROOM

12'0" x 10'11" (3.67 x 3.35)

LIVING ROOM

14'5" x 12'2" (4.4 x 3.72)

INNER LOBBY

7'7" x 5'5" (2.33 x 1.66)

KITCHEN

8'11" x 11'3" (2.73 x 3.43)

UTILITY ROOM

8'8" x 6'3" (2.66 x 1.91)

WC

FIRST FLOOR LANDING

BEDROOM ONE

14'8" x 11'3" (4.48 x 3.45)

BEDROOM TWO

8'6" x 12'3" (2.6 x 3.74)

FAMILY BATHROOM

9'1" x 10'10" (2.77 x 3.31)

SECOND FLOOR LANDING

BEDROOM THREE

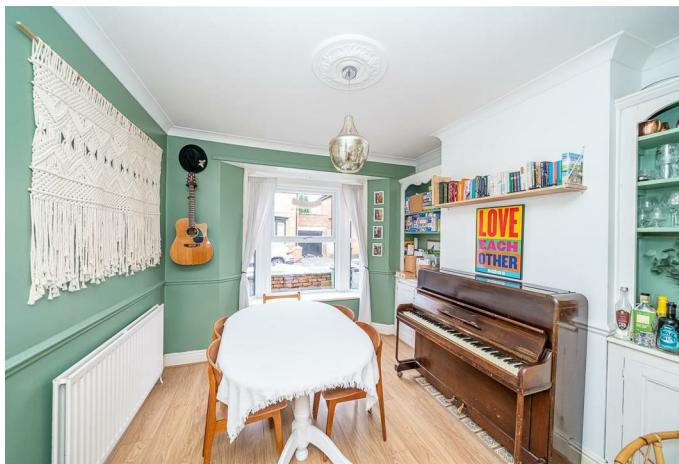
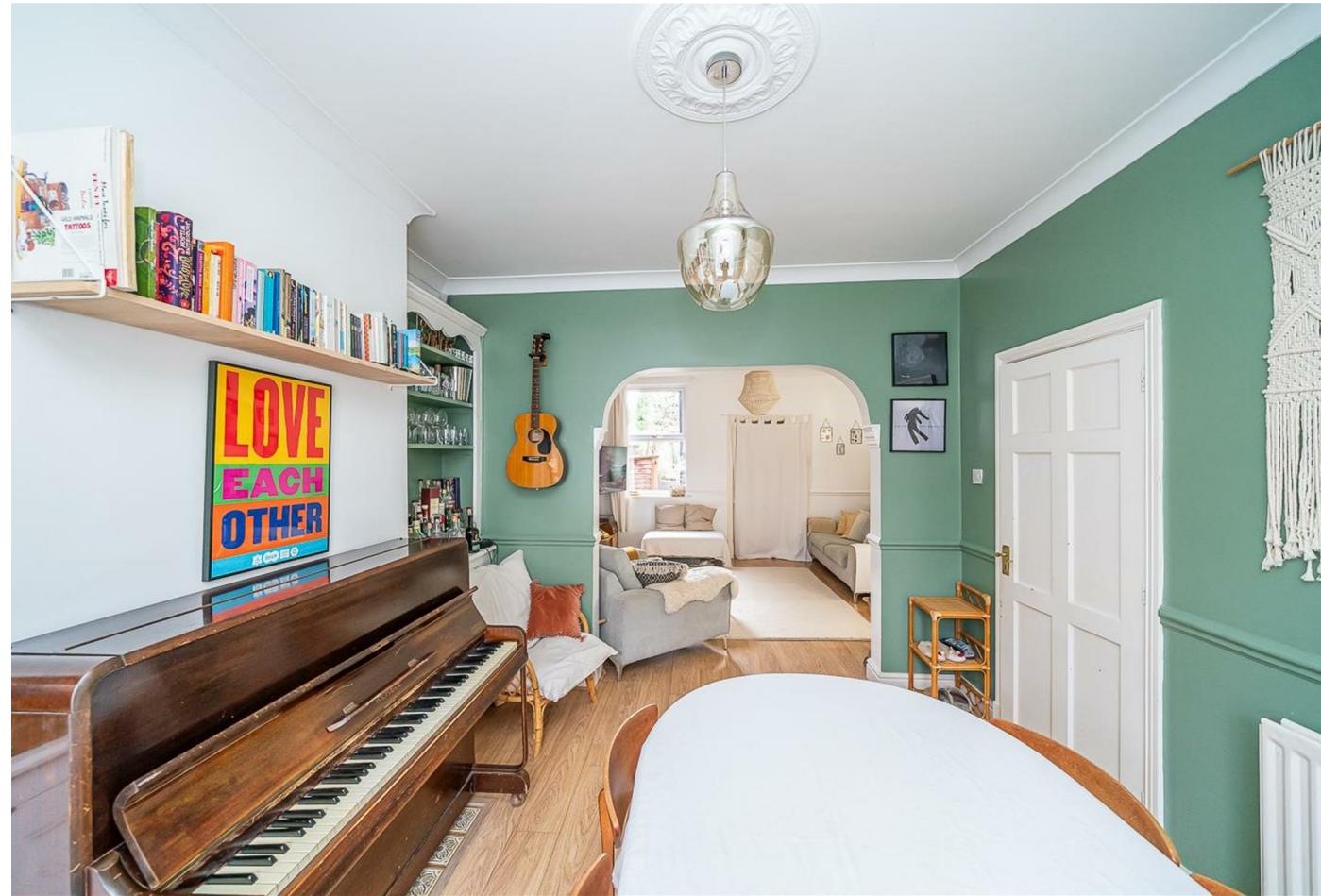
16'9" max x 9'2" (5.11 max x 2.8)

OUTSIDE

Identification Checks

Premium Conveyancing (B)







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		
	Current	Planned		Current	Planned
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Band A			Band A		
Band B	C		Band B	C	
Band C	D		Band C	D	
Band D	E		Band D	E	
Band E	F		Band E	F	
Band F	G		Band F	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		