



467

465

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Walsall Road | Walsall | WS6 6HY

£170,000

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Summary

**** THREE BEDROOMS ** TRADITIONAL SEMI DETACHED HOME ** TWO RECEPTION ROOMS ** GUEST WC ** MODERN STYLE KITCHEN ** SHOWER ROOM ACCESSED VIA BEDROOM THREE ** POPULAR LOCATION ** CHAIN FREE ****

Offered for sale with no onward chain, this traditional semi-detached home is situated in a popular residential area, conveniently located for local shops, amenities, well-regarded schools and transport links.

The accommodation briefly comprises two spacious reception rooms, a modern-style fitted kitchen with access to the side entrance, and a guest WC.

To the first floor are two double bedrooms, with the third bedroom providing access to the shower room.

Outside, the property benefits from a good-sized rear garden. On-street parking is available to the front.

An ideal opportunity for first-time buyers, families or investors alike.

Key Features

- TRADITIONAL SEMI DETACHED HOME
- LARGE REAR GARDEN
- ON STREET PARKING
- GUEST WC
- VIEWING VIA AGENT ON 01543 468846
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- MODERN STYLE KITCHEN
- SHOWER ROOM

Rooms and Dimensions

FRONT RECEPTION ROOM

13'2" x 12'0" (4.016 x 3.661)

REAR RECEPTION ROOM

12'3" x 11'11" (3.751 x 3.653)

KITCHEN

9'9" x 6'9" (2.987 x 2.081)

REAR ENTRANCE

GUEST WC

LANDING

BEDROOM ONE

11'3" x 11'3" (3.450 x 3.449)

BEDROOM TWO

BEDROOM THREE (giving access to shower room)

8'2" x 6'10" (2.510 x 2.083)

SHOWER ROOM

6'5" x 5'5" (1.971 x 1.668)

REAR GARDEN

Agents Notes

IDENTIFICATION CHECKS - C







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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Use - lower energy costs</p> <p>100 kWh/m² A</p> <p>105 kWh/m² B</p> <p>110 kWh/m² C</p> <p>115 kWh/m² D</p> <p>120 kWh/m² E</p> <p>125 kWh/m² F</p> <p>130 kWh/m² G</p>		<p>Key Annual CO₂ Emissions - lower CO₂ emissions</p> <p>100 g/m² A</p> <p>105 g/m² B</p> <p>110 g/m² C</p> <p>115 g/m² D</p> <p>120 g/m² E</p> <p>125 g/m² F</p> <p>130 g/m² G</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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