



Webbs

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Croxdene Avenue | Walsall | WS3 2NH

Auction Guide £145,000

 Webbs
estate agents

Summary

*** FOR SALE BY MODERN METHOD OF AUCTION *** WELL PRESENTED *** THREE BEDROOMS *** SPACIOUS LOUNGE DINER *** FAMILY BATHROOM *** DRIVEWAY PARKING *** WORKSHOP/STORE *** NO ONWARD CHAIN ** BUYER FEES APPLY ** SUBJECT TO A RESERVE PRICE **

Webbs Estate Agents are pleased to offer to market this well presented three bedroom semi detached property in this popular and sought after location, the property benefits from being in close proximity to local shops, schools, amenities and road links. In brief the property comprises of; Entrance Hallway, Lounge Diner, Kitchen and Conservatory on the ground floor. On the first floor, there are THREE GOOD SIZED Bedrooms and a Family Bathroom. Externally the property has off road parking, a workshop / store and a good sized garden to the rear. Property is offered for sale through the Modern Method of Auction which is operated by iamsoled Limited. For a viewing please call 01922 288800.

Call Webbs Estate Agents today to book your viewing!

Council Tax Band: A

Key Features

- SEMI DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- CONSERVATORY
- BUYERS FEE APPLY, SUBJECT TO RESERVE PRICE
- WORKSHOP / STORE
- SOLD BY MODERN METHOD OF AUCTION WITH NO ONWARD CHAIN
- LOUNGE DINER
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT

Rooms and Dimensions

Entrance Hallway

Lounge

20'9" x 9'0" (6.34m x 2.75m)

Kitchen

13'5" x 9'9" (4.09m x 2.98m)

Conservatory

First Floor

Landing

Bedroom One

9'1" x 13'5" (2.77m x 4.09m)

Bedroom Two

10'2" x 9'8" (3.1m x 2.97m)

Bedroom Three

6'8" x 9'1" (2.04m x 2.77m)

Family Bathroom

OUTSIDE

Parking To Front

Store / Workshop

Side Entrance With WC

Garden

Auctioneers comments

COAL MINING

CONNECTIVITY:

PARKING

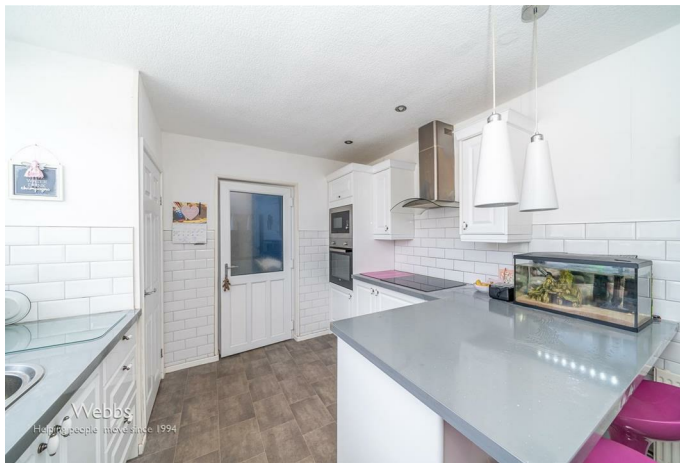
PROPERTY TYPE & CONSTRUCTION

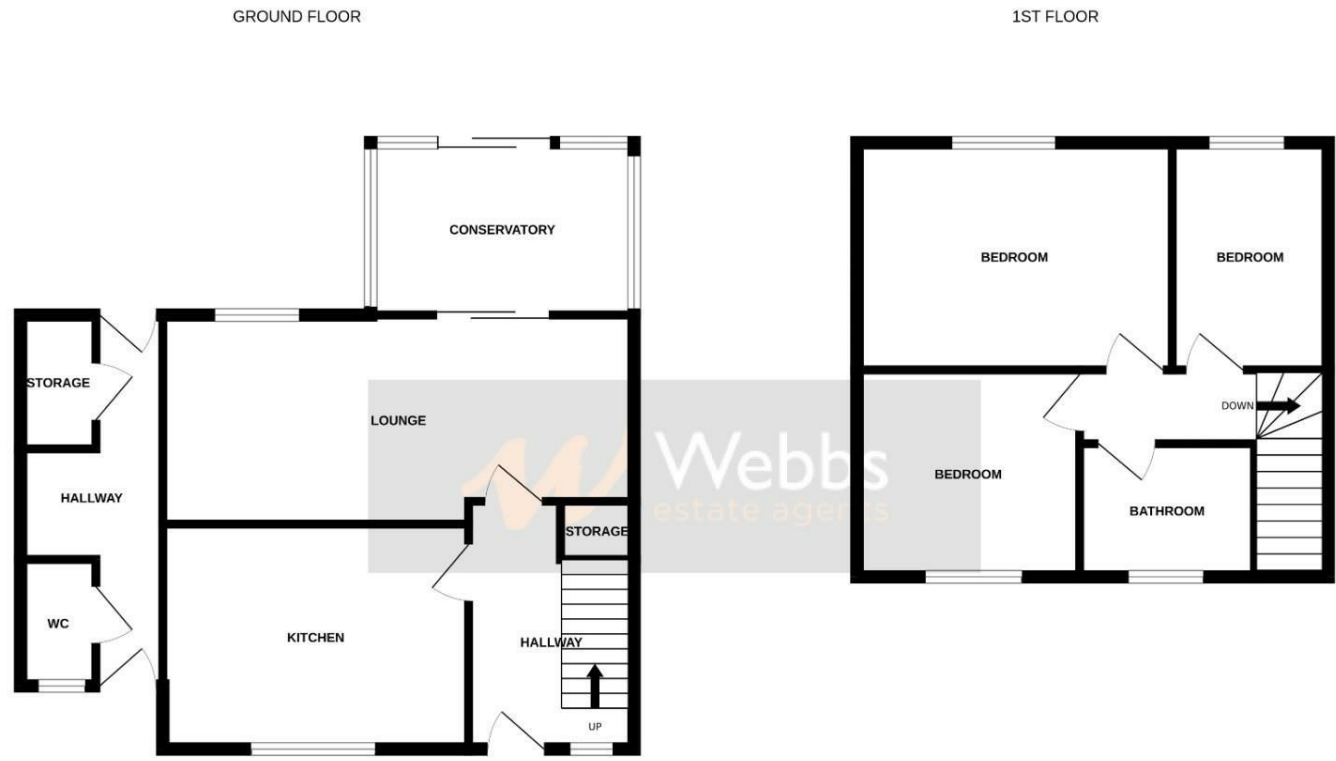
ROOMS

UTILITIES

Identification Checks







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>Buyer Average (Mk10) - lower energy costs</p> <p>100-120 kWh/m²/year A</p> <p>120-135 kWh/m²/year B</p> <p>135-150 kWh/m²/year C</p> <p>150-175 kWh/m²/year D</p> <p>175-200 kWh/m²/year E</p> <p>200-250 kWh/m²/year F</p> <p>250+ kWh/m²/year G</p>	<p>85</p>	<p>Buyer Average (Mk10) - lower CO₂ emissions</p> <p>100-110 g/kWh A</p> <p>110-120 g/kWh B</p> <p>120-130 g/kWh C</p> <p>130-140 g/kWh D</p> <p>140-150 g/kWh E</p> <p>150-175 g/kWh F</p> <p>175-200 g/kWh G</p>	<p>70</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC