



Webbs

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Smithfield Road | Walsall | WS3 1NB

Asking Price £185,000

 **Webbs**
estate agents

Summary

** TRADITIONAL SEMI DETACHED PROPERTY ** THREE GOOD SIZED BEDROOMS ** DRIVEWAY ** SPACIOUS ACCOMMODATION THROUGHOUT ** NO ONWARD CHAIN ** LIVING ROOM ** DINING ROOM ** KITCHEN ** DOWNSTAIRS WC ** BATHROOM AND WC ** ENCLOSED REAR GARDEN ** FRONT GARDEN ** GAS CENTRAL HEATING ** DOUBLE GLAZING **

Fantastic opportunity to purchase this traditional semi detached property offering potential and is located in a popular and convenient location, briefly comprising : Entrance Porch, hall, Living room, dining room, kitchen, downstairs WC , bathroom and WC , front driveway, garage and rear garden. For a viewing call us on 01922 663399.

Key Features

- POPULAR LOCATION
- TRADITIONAL SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- NO ONWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- KITCHEN AND DOWNSTAIRS WC
- DRIVEWAY AND GARAGE
- WELL MAINTAINED THROUGHOUT

Rooms and Dimensions

Entrance porch

Reception hall

Dining room

13'3" x 9'2" (4.05m x 2.81m)

Living room

13'4" x 8'7" (4.07m x 2.62m)

Kitchen

13'5" x 10'11" max 6'0" (4.09m x 3.35m max 1.84m)

Rear lobby

Downstairs WC

First floor landing

Bedroom One

13'3" x 9'3" (4.04m x 2.82m)

Bedroom Two

10'11" x 10'3" (3.34m x 3.13m)

Bedroom Three

8'7" x 7'2" (2.62m x 2.20m)

Bathroom

5'11" x 5'6" (1.81m x 1.70m)

Front garden and driveway

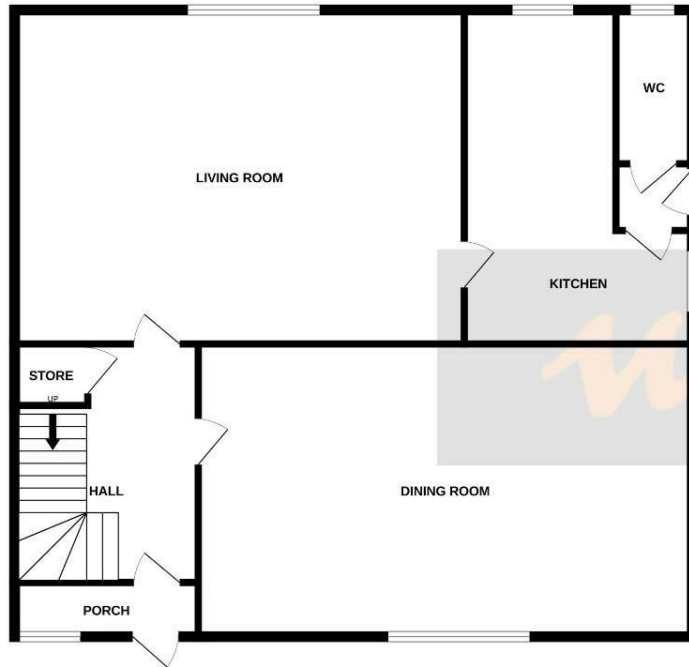
Rear garden

Garage

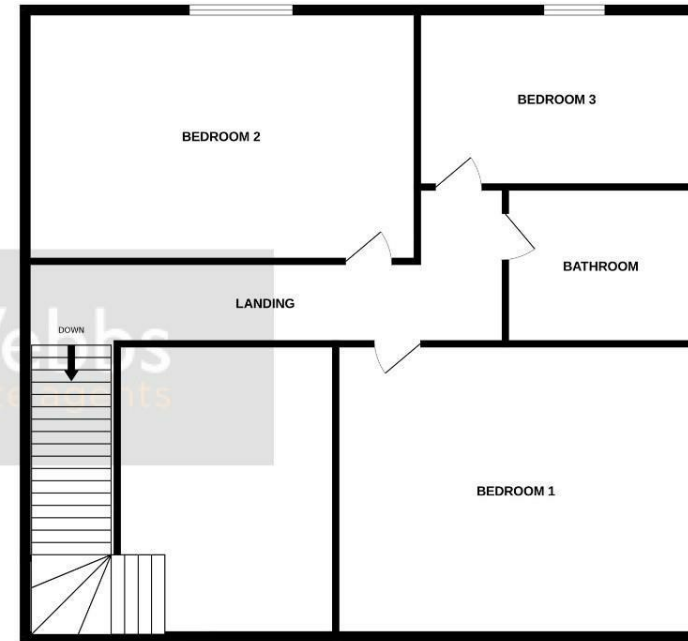




GROUND FLOOR
1256 sq.ft. (116.7 sq.m.) approx.



1ST FLOOR
1244 sq.ft. (115.6 sq.m.) approx.



TOTAL FLOOR AREA : 2500 sq.ft. (232.2 sq.m.) approx.

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>100-150 kWh/m² A</p> <p>150-200 kWh/m² B</p> <p>200-250 kWh/m² C</p> <p>250-300 kWh/m² D</p> <p>300-350 kWh/m² E</p> <p>350-400 kWh/m² F</p> <p>400-450 kWh/m² G</p>		<p>Key Environmental Impact - lower CO₂ emissions</p> <p>100-150 g/m² A</p> <p>150-200 g/m² B</p> <p>200-250 g/m² C</p> <p>250-300 g/m² D</p> <p>300-350 g/m² E</p> <p>350-400 g/m² F</p> <p>400-450 g/m² G</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	