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Carrick Close | Walsall | WS3 5BE

Offers In Excess Of £275,000

 **Webbs**
estate agents

Summary

** SEMI - DETACHED BUNGALOW ** DESIRABLE LOCATION ** EDGE OF QUIET CUL DE SAC ** CLOSE TO AMENITIES, SHOPS AND NATURE RESERVE ** DECEPTIVELY SPACIOUS AND WELL MAINTAINED ** TWO GOOD SIZED BEDROOMS ** MODERN SHOWER ROOM ** LIVING ROOM ** MODERN KITCHEN/DINING ROOM ** USEFUL SIDE UTILITY/STORE ROOM ** DRIVEWAY ** FRONT GARDEN AND DRIVEWAY ** PRIVATE REAR GARDEN ** DOUBLE GLAZING ** GAS CENTRAL HEATING ** NO UPWARD CHAIN **

Webbs Estate Agents have pleasure in offering this very well maintained semi - detached bungalow nestled at the edge of a quiet cul-de-sac and situated in a desirable and convenient location, being close to all local amenities, shops, schools and nature reserve. Briefly comprising : Reception hallway , modern kitchen/dining room , livingh room, two good sized bedrooms and a modern shower room. Externally there is a driveway with door from driveway leading to a useful side storage/utility room, there is a garden to the rear which is low maintenance and private. For a viewing please call 01922 663399.

Key Features

- EXTENDED SEMI DETACHED BUNGALOW
- NO ONWARD CHAIN
- MODERN SHOWER ROOM
- MODERN KITCHEN/DINING ROOM
- DRIVEWAY AND GARDEN
- QUIET CUL DE SAC LOCATION
- TWO BEDROOMS
- LIVING ROOM
- USEFUL SIDE STORAGE/UTILITY ROOM
- PRIVATE REAR GARDEN

Rooms and Dimensions

Entrance hall

Bedroom two

9'8" x 5'8" (2.95m x 1.74m)

Bedroom one

9'10" x 9'8" (3.01m x 2.95m)

Modern shower room/WC

7'3" x 4'7" (2.22m x 1.40m)

Living room

18'6" x 11'10" (5.66m x 3.61m)

Open plan kitchen/dining room

17'4" x 8'0" (5.29m x 2.45m)

Utility/storage room

22'4" x 8'4" (6.82m x 2.55m)

Front garden and driveway

Private rear garden





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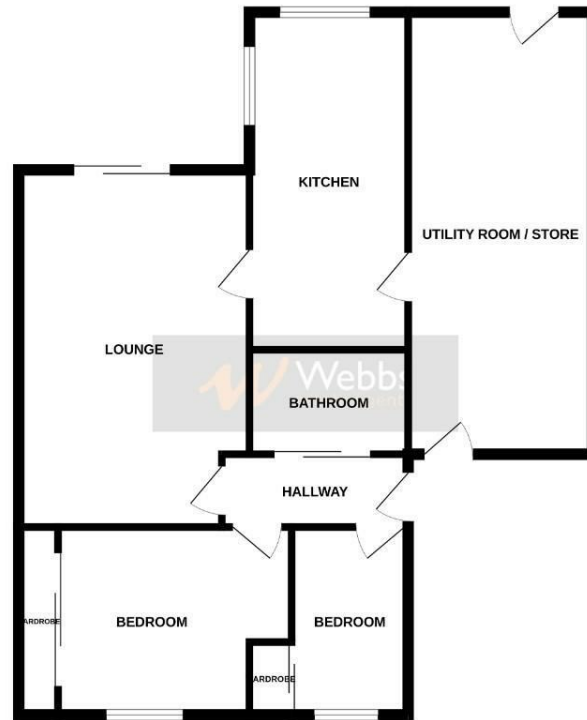


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GROUND FLOOR



While 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 misstatement. 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
Best energy efficiency - lowest energy costs 100-105 kWh/m ² /year A	69 84	Best environmental impact - lowest CO ₂ emissions 100-105 g/m ² /year A	69 84
105-110 kWh/m ² /year B		105-110 g/m ² /year B	
110-115 kWh/m ² /year C		110-115 g/m ² /year C	
115-120 kWh/m ² /year D		115-120 g/m ² /year D	
120-125 kWh/m ² /year E		120-125 g/m ² /year E	
125-130 kWh/m ² /year F		125-130 g/m ² /year F	
130-135 kWh/m ² /year G		130-135 g/m ² /year G	
EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC	England & Wales