



Webbs

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Elmore Green Road | Bloxwich, Walsall | WS3 2HW

£205,000

 **Webbs**
estate agents

Summary

** TRADITIONAL SEMI DETACHED HOUSE ** DECEPTIVELY SPACIOUS ** INTERNAL VIEWING ADVISED ** THREE GOOD SIZED BEDROOMS ** DOWNSTAIRS BATHROOM ** SPACIOUS LIVING ROOM ** FIRST FLOOR SHOWER ROOM/WC ** KITCHEN/DINING ROOM ** DRIVEWAY ** REAR GARAGE ** REAR GARDEN ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING ** NO UPWARD CHAIN ** EASY ACCESS TO RAILWAY STATION AND TOWN CENTRE SHOPS AND AMENITIES **

Webbs Estate Agents have pleasure in offering this traditional semi detached home situated in a popular and convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Reception hallway , living room, kitchen/dining room and downstairs bathroom. The first floor landing leads to three good sized bedrooms and shower room with WC. Externally there is a driveway to the fore leading to a garden and garage to the rear. For a viewing please call 01922 663399.

Key Features

- TRADITIONAL SEMI DETACHED HOUSE
- THREE BEDROOMS
- LIVING ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- REAR GARDEN
- NO ONWARD CHAIN
- BATHROOM AND SHOWER ROOM
- KITCHEN/DINING ROOM
- SIDE DRIVEWAY AND GARAGE TO REAR
- FANTASTIC ACCESS TO TOWN CENTRE AND RAILWAY STATION

Rooms and Dimensions

Reception hall

Living room

14'9" x 9'7" (4.50m x 2.93)

Downstairs shower room

7'10" x 5'0" (2.40m x 1.54m)

Kitchen/dining room

14'10" x 9'9" (4.54m x 2.99m)

First floor landing

Bedroom one

12'7" x 9'6" (3.85m x 2.92m)

Bedroom two

8'9" x 6'10" (2.67m x 2.10m)

Bedroom three

9'10" x 5'9" (3.01m x 1.76m)

Bathroom

6'4" x 5'5" (1.94m x 1.66m)

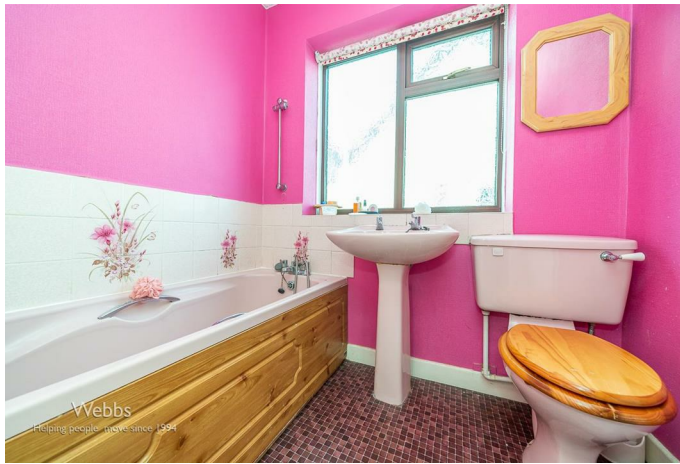
Side driveway

Rear garage

Rear garden

Identification Checks





GROUND FLOOR

1ST FLOOR



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 approximations 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
Key Average Energy Cost - lower energy costs 100-150 kWh/m ² /year A 150-200 kWh/m ² /year B 200-250 kWh/m ² /year C 250-300 kWh/m ² /year D 300-350 kWh/m ² /year E 350-400 kWh/m ² /year F 400-450 kWh/m ² /year G		Key Annual CO ₂ Emissions - lower CO ₂ emissions 10-20 tCO ₂ /year A 20-30 tCO ₂ /year B 30-40 tCO ₂ /year C 40-50 tCO ₂ /year D 50-60 tCO ₂ /year E 60-70 tCO ₂ /year F 70-80 tCO ₂ /year G	
Energy Efficiency Rating: B		Environmental Impact (CO ₂) Rating: 62	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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