



Broad Lane | Bloxwich, Walsall | WS3 2TH

Offers Over £150,000

 **Webbs**  
estate agents

## Summary

\*\* NO CHAIN \*\* VERY WELL PRESENTED TERRACED HOUSE \*\* REAR DRIVEWAY \*\* GARAGE TO REAR \*\* POPULAR LOCATION  
\*\*SPACIOUS END TERRACED HOME \*\* LOUNGE \*\* DINING ROOM \*\* REFITTED KITCHEN \*\* GUEST WC \*\* TWO DOUBLE BEDROOMS \*\*  
REFITTED FAMILY BATHROOM \*\* REAR GARDEN \*\* VIEWING IS HIGHLY RECOMMENDED \*\*

Webbs Estate Agents have pleasure in offering this VERY WELL PRESENTED end terraced home, situated in a popular location, being close to all local amenities, shops and schools. Briefly comprises lounge, dining room, REFITTED kitchen, rear lobby and guest WC. On the first floor, there is two double bedrooms and a REFITTED bathroom. Externally there is a generous rear garden, detached garage and rear driveway. VIEWING IS ADVISED !!

## Key Features

- NO CHAIN
- VIEWING ADVISED
- TWO DOUBLE BEDROOMS & SPACIOUS BATHROOM
- REFITTED KITCHEN & GUEST WC
- DETACHED GARAGE & REAR DRIVEWAY
- POPULAR LOCATION
- END TERRACED HOME
- LOUNGE & DINING ROOM
- PRIVATE REAR GARDEN
- UPVC DOUBLE GLAZED & GAS CENTRAL HEATING

## Rooms and Dimensions

### AWAITING VENDOR APPROVAL

#### DINING ROOM

12'0" x 10'11" (3.66m x 3.33m)

#### LOUNGE

12'0" x 11'11" (3.66m x 3.64m)

#### REFITTED KITCHEN

9'5" x 6'7" (2.89m x 2.02m)

#### REAR LOBBY

#### GUEST WC

#### LANDING

#### BEDROOM ONE

12'0" x 11'11" (3.66m x 3.64m)

#### BEDROOM TWO

11'11" x 10'11" (3.64m x 3.35m)

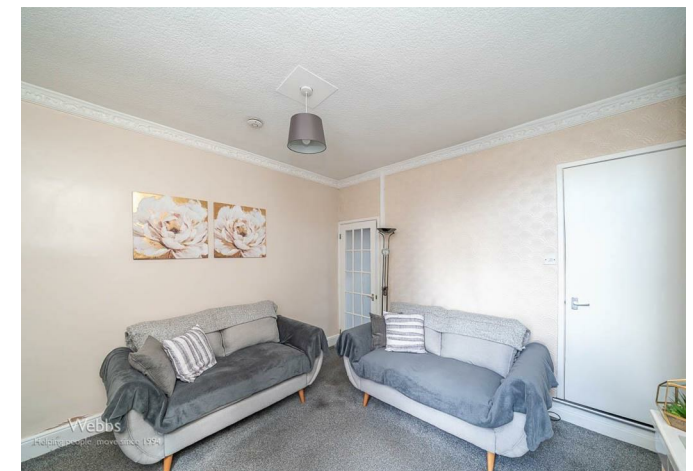
#### SPACIOUS REFITTED BATHROOM

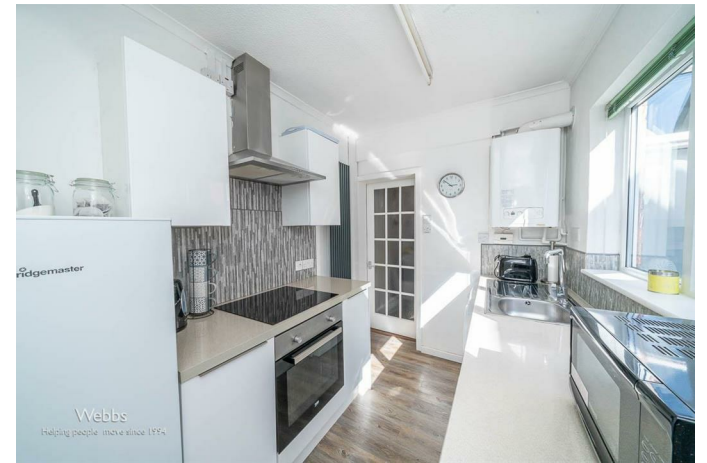
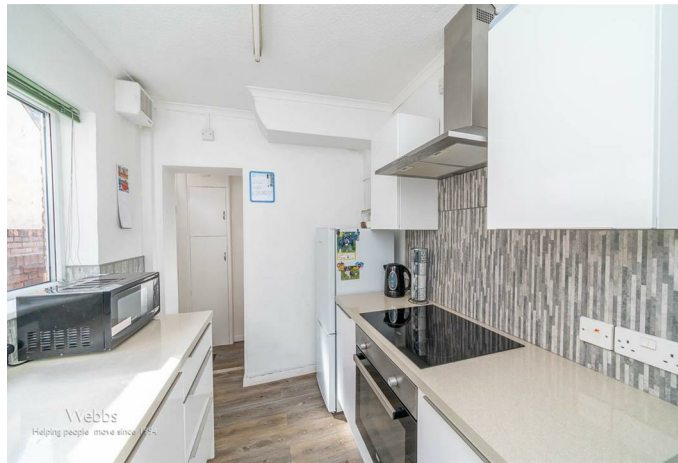
9'5" x 6'5" (2.89m x 1.97m)

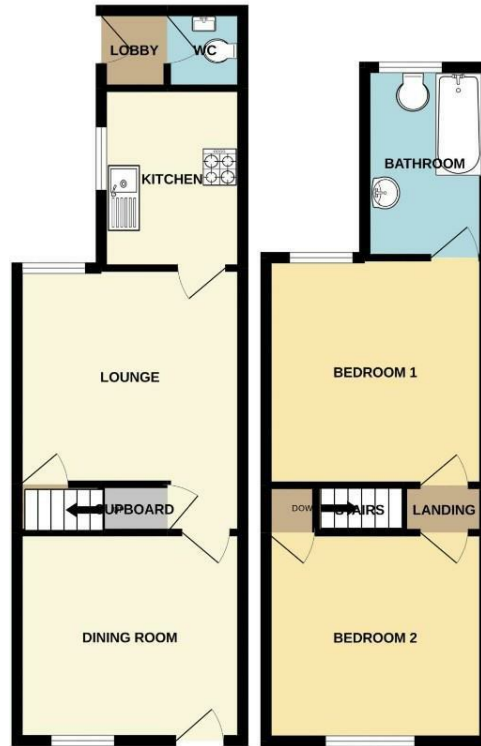
#### PRIVATE REAR GARDEN

#### DETACHED GARAGE

#### REAR DRIVEWAY







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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating: <b>A</b> 100-125 kWh/m <sup>2</sup> /year 100-125 kWh/m <sup>2</sup> /year 125-150 kWh/m <sup>2</sup> /year 150-175 kWh/m <sup>2</sup> /year 175-200 kWh/m <sup>2</sup> /year 200-250 kWh/m <sup>2</sup> /year 250-300 kWh/m <sup>2</sup> /year 300+ kWh/m <sup>2</sup> /year		Environmental Impact (CO <sub>2</sub> ) Rating: <b>B3</b> 100-125 g/m <sup>2</sup> /year 125-150 g/m <sup>2</sup> /year 150-175 g/m <sup>2</sup> /year 175-200 g/m <sup>2</sup> /year 200-250 g/m <sup>2</sup> /year 250-300 g/m <sup>2</sup> /year 300+ g/m <sup>2</sup> /year	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	