



**Hereford Street | Walsall | WS2 7BJ**  
**Offers In The Region Of £165,000**



## Summary

\*\* TRADITIONAL MID TERRACED HOUSE \*\* DECEPTIVELY SPACIOUS \*\* NO ONWARD CHAIN \*\* THREE GOOD SIZED BEDROOMS \*\* DOWNSTAIRS SHOWER ROOM AND WC \*\* LIVING ROOM \*\* SITTING/DINING ROOM \*\* KITCHEN \*\* PRIVATE REAR GARDEN \*\* DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* EASY ACCESS TO LOCAL AMENITIES, SHOPS AND SCHOOLS \*\*

Webbs Estate Agents have pleasure in offering this traditional mid terraced home offering spacious accommodation throughout whilst situated in a popular and convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : enclosed entrance porchway, living room, sitting/dining room, kitchen and shower room/WC. The first floor landing leads to three good sized bedrooms. Externally there is a private garden to the rear. For a viewing please call 01922 663399.

## Key Features

- TRADITIONAL MID TERRACED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- EASY ACCESS TO LOCAL AMENITIES
- NO ONWARD CHAIN
- MODERN SHOWER ROOM/WC
- KITCHEN
- PRIVATE REAR GARDEN
- SCHOOLS, SHOPS NEARBY

## Rooms and Dimensions

### Entrance porch

### Front sitting/dining room

12'8" x 11'3" (3.87m x 3.43m)

### Living room

15'2" x 12'8" (4.64m x 3.88m)

### Kitchen

14'4" x 6'7" (4.38m x 2.02m)

### Rear lobby area with store

### Downstairs Shower room/WC

### First floor landing

### Bedroom one

12'8" x 11'3" (3.87m x 3.45m)

### Bedroom two

12'1" x 12'11" (3.70m x 3.96m)

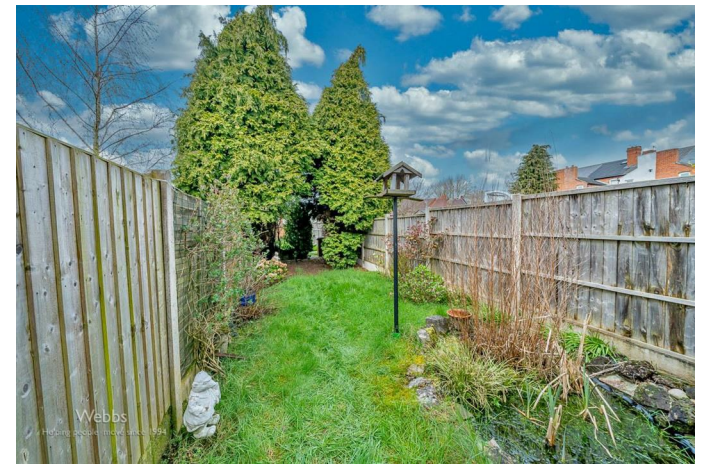
### Bedroom three

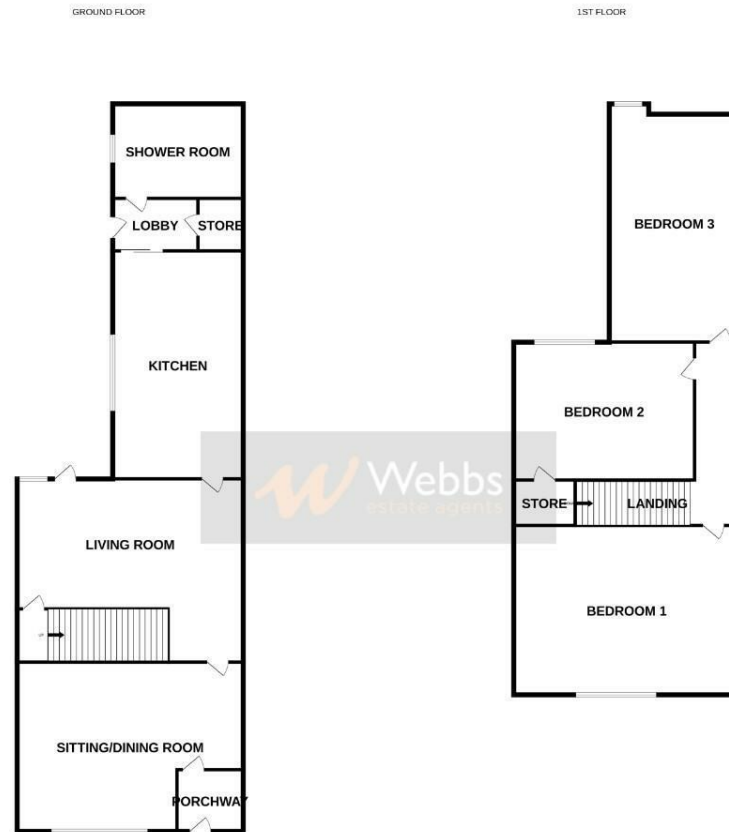
14'4" x 6'8" (4.39m x 2.05m)

### Private rear garden

### Identification Checks

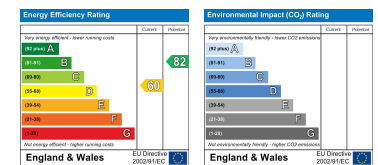






While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.



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