



Webbs

Helping people move since 1994

**Kempthorne Gardens | Bloxwich, Walsall | WS3 2LD**

**Auction Guide £135,000**

 **Webbs**  
estate agents



## Summary

\*\*\*MODERN METHOD OF AUCTION\*\*\* EXTENDED END TERRACED HOME \*\* POPULAR LOCATION \*\* INTERNAL VIEWING IS ESSENTIAL \*\* PORCH \*\* GENEROUS LOUNGE DINER \*\* MODERN KITCHEN \*\* CONSERVATORY \*\* GUEST WC \*\* UTILITY AREA \*\* THREE GOOD SIZED BEDROOMS \*\* FAMILY BATHROOM \*\* FRONT & REAR GARDENS \*\* REAR VEHICULAR ACCESS IF REQUIRED \*\* BUYER FEES APPLY \*\* SUBJECT TO A RESERVE PRICE\*\*

Webbs Estate Agents have pleasure in offering this well-presented end terraced family home, situated in a popular location, being close to all local amenities, shops and schools. briefly comprising: entrance porch, open plan hallway, lounge diner, modern kitchen, inner hallway, utility room, guest WC, conservatory, landing, three bedrooms and family bathroom. Front & rear gardens with potential for rear vehicular access. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. For a viewing call us on 01922 663399.

## Key Features

- SPACIOUS FAMILY HOME
- VIEWING ADVISED
- SPACIOUS LOUNGE DINER
- GUEST WC/ UTILITY AREA (PART FINISHED)
- POPULAR LOCATION
- THREE BEDROOMS & FAMILY BATHROOM
- KITCHEN & CONSERVATORY
- FRONT & REAR GARDENS

## Rooms and Dimensions

### AWAITING VENDOR APPROVAL

### ENTRANCE PORCH

### OPEN PLAN THROUGH HALLWAY

### LOUNGE DINER

18'8" max x 20'5" (5.69m max x 6.24m)

### MODERN KITCHEN

12'10" x 9'4" (3.92m x 2.87m)

### INNER HALLWAY

### UTILITY AREA (PART FINISHED)

### GUEST WC (PART FINISHED)

### CONSERVATORY

12'4" x 7'11" (3.77m x 2.43m)

### LANDING

### BEDROOM ONE

12'1" x 7'6" (3.69m x 2.29m)

### BEDROOM TWO

12'1" x 10'8" (3.69m x 3.26m)

### BEDROOM THREE

8'8" x 7'10" (2.66m x 2.39m)

### FAMILY BATHROOM

7'7" x 8'4" (2.33m x 2.56m)

### FRONT & REAR GARDENS

### CONSTRUCTION

### Auctioneers comments

### Identification Checks







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.  
Made with Metropix ©2024

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
<p>Key Average Energy Use - lower energy costs</p> <p>100 kWh/m<sup>2</sup> A</p> <p>105 kWh/m<sup>2</sup> B</p> <p>110 kWh/m<sup>2</sup> C</p> <p>115 kWh/m<sup>2</sup> D</p> <p>120 kWh/m<sup>2</sup> E</p> <p>125 kWh/m<sup>2</sup> F</p> <p>130 kWh/m<sup>2</sup> G</p>	<p>86</p>	<p>Key Average Energy Use - lower CO<sub>2</sub> emissions</p> <p>100 g/m<sup>2</sup> A</p> <p>105 g/m<sup>2</sup> B</p> <p>110 g/m<sup>2</sup> C</p> <p>115 g/m<sup>2</sup> D</p> <p>120 g/m<sup>2</sup> E</p> <p>125 g/m<sup>2</sup> F</p> <p>130 g/m<sup>2</sup> G</p>	<p>87</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC