



Johnson Road | Wednesbury | WS10 7NT

£210,000

 Webbs  
estate agents

## Summary

\*\* IMPROVED THROUGHOUT TO A HIGH STANDARD \*\* VIEWING HIGHLY ADVISED \*\* IDEAL FIRST TIME BUYER PURCHASE \*\* TWO CAR DRIVEWAY \*\* SPACIOUS MAIN LOUNGE \*\* MODERN KITCHEN BREAKFAST ROOM \*\* THREE BEDROOMS \*\* MODERN BATHROOM \*\* PRIVATE REAR GARDEN \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* SINGLE GARAGE \*\*

Webbs Estate Agents have pleasure in offering this mid terraced property refurbished throughout to a high standard and situated in a popular and convenient area being close to all local amenities, shops and schools. Briefly comprising: entrance hallway, living room, kitchen breakfast room with useful walk in store, first floor landing, three bedrooms and modern bathroom. Externally there is front driveway for two cars, private rear garden and a single garage. Contact Bloxwich office to arrange a viewing on 01922 663399.

## Key Features

- VERY WELL PRESENTED MID TERRACE HOME
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- TWO CAR DRIVEWAY TO FRONT
- SINGLE GARAGE
- IMPROVED TO A HIGH STANDARD THROUGHOUT
- MODERN KITCHEN BREAKFAST ROOM
- MODERN FAMILY BATHROOM
- PRIVATE REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING

## Rooms and Dimensions

### Entrance hall

### Kitchen breakfast room

10'0" x 8'10" (3.07m x 2.70m)

### Living room

16'1" x 10'3" (4.91m x 3.14m)

### First floor landing

### Bedroom one

10'4" x 10'7" (3.15m x 3.25m)

### Bedroom two

10'10" x 7'4" (3.32m x 2.26m)

### Bedroom three

8'3" x 8'4" (2.52m x 2.56m)

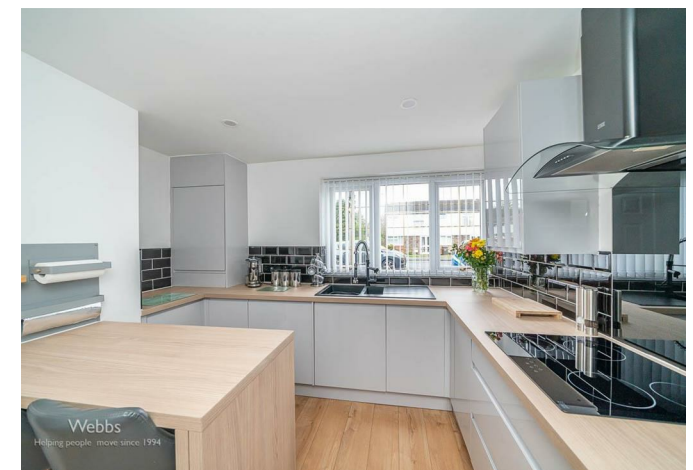
### Family bathroom

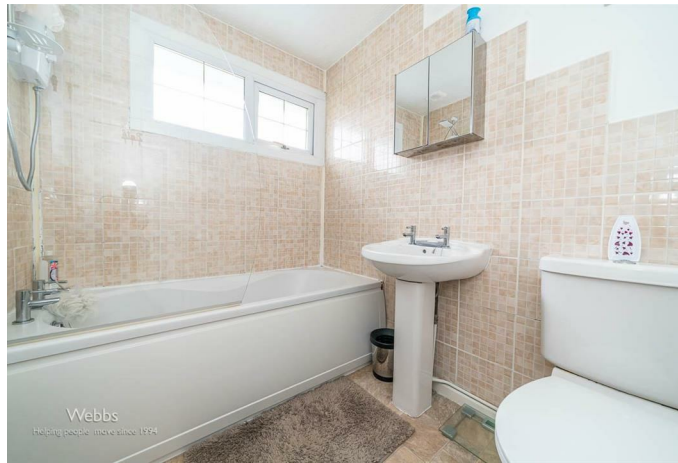
7'4" x 5'5" (2.24m x 1.67m)

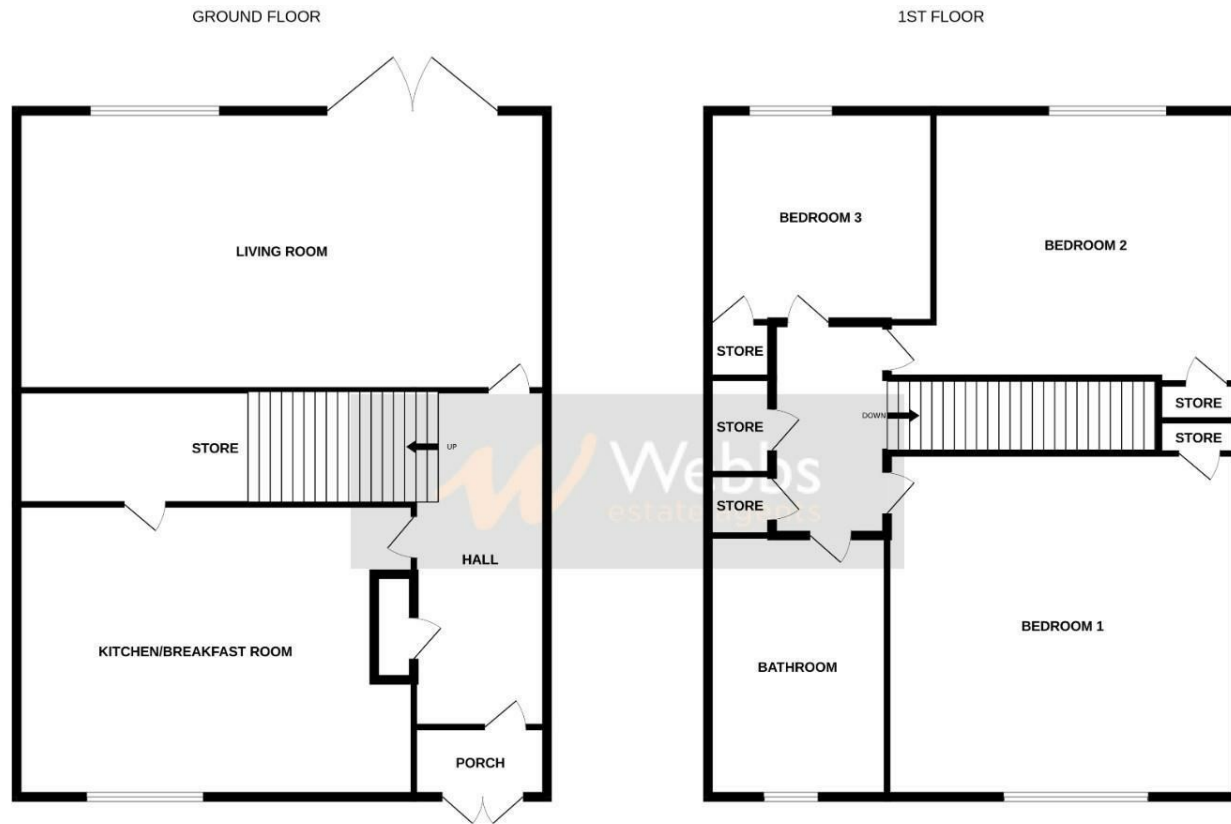
### Front driveway

### Private rear garden

### Single garage in block







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
<p>Buyer's average energy cost - lower energy costs</p> <p>100-150 £/year <b>A</b></p> <p>150-200 £/year <b>B</b></p> <p>200-250 £/year <b>C</b></p> <p>250-300 £/year <b>D</b></p> <p>300-350 £/year <b>E</b></p> <p>350-400 £/year <b>F</b></p> <p>400-450 £/year <b>G</b></p>	<p>Buyer's potential energy cost - lower energy costs</p> <p>100-150 £/year <b>A</b></p> <p>150-200 £/year <b>B</b></p> <p>200-250 £/year <b>C</b></p> <p>250-300 £/year <b>D</b></p> <p>300-350 £/year <b>E</b></p> <p>350-400 £/year <b>F</b></p> <p>400-450 £/year <b>G</b></p>	<p>Buyer's average CO<sub>2</sub> emissions - lower CO<sub>2</sub> emissions</p> <p>100-150 g/kWh <b>A</b></p> <p>150-200 g/kWh <b>B</b></p> <p>200-250 g/kWh <b>C</b></p> <p>250-300 g/kWh <b>D</b></p> <p>300-350 g/kWh <b>E</b></p> <p>350-400 g/kWh <b>F</b></p> <p>400-450 g/kWh <b>G</b></p>	<p>Buyer's potential CO<sub>2</sub> emissions - lower CO<sub>2</sub> emissions</p> <p>100-150 g/kWh <b>A</b></p> <p>150-200 g/kWh <b>B</b></p> <p>200-250 g/kWh <b>C</b></p> <p>250-300 g/kWh <b>D</b></p> <p>300-350 g/kWh <b>E</b></p> <p>350-400 g/kWh <b>F</b></p> <p>400-450 g/kWh <b>G</b></p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>

212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: [bloxwich@webbestateagents.co.uk](mailto:bloxwich@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

