



Cannon Street | Walsall | WS2 8AY

Asking Price £175,000

 **Webbs**
estate agents

Summary

**** THREE BEDROOMS ** TWO RECEPTION ROOMS ** CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES ** EXCELLENT TRANSPORT AND ROAD LINKS ** TRADITIONAL TERRACE STYLE HOME** FITTED KITCHEN ** FITTED BATHROOM****

Webbs Estate Agents are pleased to present to you this three bedroom terrace home a stones throw away from Walsall Town Centre offering an array of local amenities on your door step.

In brief this home consists of: Two reception rooms to the ground floor, fitted kitchen, storage area and fitted bathroom.

On the first floor there are three generously sized bedrooms.

To the rear of the property there is a private and enclosed rear garden benefiting from plants and shrubs used as borders.

Call today on 01922 663399 to secure your viewing.

Key Features

- THREE BEDROOMS
- FITTED KITCHEN
- CLOSE TO SHOPS, SCHOOL AND AMENITIES
- CLOSE TO M6
- TRADITIONAL TERRACE STYLE HOME
- TWO RECEPTION ROOMS
- FITTED BATHROOM
- EXCELLENT ROAD AND TRANSPORT LINKS
- CLOSE TO WALSALL TOWN CENTRE
- PRIVATE AND ENCLOSED REAR GARDEN

Rooms and Dimensions

Reception room one

12'5" x 12'5" (3.8m x 3.8m)

Reception room two

12'5" x 12'5" (3.8m x 3.8m)

Kitchen

6'10" x 13'9" (2.1m x 4.2m)

Bathroom

5'6" x 5'10" (1.7m x 1.8m)

Bedroom one

12'5" x 13'9" (3.8m x 4.2m)

Bedroom Two

9'6" x 11'9" (2.9m x 3.6m)

Bedroom Three

6'10" x 13'9" (2.1m x 4.2m)

Rear garden







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 C2024

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
<p>Key Average Rating - lower energy costs</p> <p>100-125 kWh/m² A</p> <p>125-150 kWh/m² B</p> <p>150-180 kWh/m² C</p> <p>180-220 kWh/m² D</p> <p>220-250 kWh/m² E</p> <p>250-300 kWh/m² F</p> <p>300+ kWh/m² G</p>	<p>85</p>	<p>Key Average Rating - lower CO₂ emissions</p> <p>100-125 g/m² A</p> <p>125-150 g/m² B</p> <p>150-180 g/m² C</p> <p>180-220 g/m² D</p> <p>220-250 g/m² E</p> <p>250-300 g/m² F</p> <p>300+ g/m² G</p>	<p>69</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: bloxwich@webbestateagents.co.uk | www.webbestateagents.co.uk

