



Webbs

Helping people move since 1994

Bell Lane | Walsall | WS3 2JW

£269,000

 Webbs
estate agents

Summary

****MODERN THREE STOREY MODERN END OF TERRACE PROPERTY ** DECEPTIVELY SPACIOUS ** INTERNAL VIEWING HIGHLY ADVISED ** FOUR GOOD SIZED BEDROOMS ** MODERN FAMILY BATHROOM AND EN-SUITE ** DRESSING ROOM ** SPACIOUS MAIN LIVING/DINING ROOM ** CONSERVATORY ** KITCHEN ** GUEST WC ** ALLOCATED PARKING BAY ** PRIVATE REAR GARDEN ** GARAGE ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING ****

Webbs Estate Agents have pleasure in offering this very well maintained three storey modern end terraced family home, situated in a popular and convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Reception hallway , modern kitchen, guest WC, a spacious main living/dining room and conservatory. The first floor the landing leads to bedrooms two, three and four along with a modern shower room/wc, the second floor has a master bedroom with en-suite and a dressing room. Externally there is a front garden , garage and allocated parking bay to the rear. The rear garden is low maintenance and private. For a viewing please call 01922 663399.

Key Features

- IMPRESSIVE MODERN THREE STOREY END TERRACED HOME
- MODERN BATHROOM, EN SUITE AND GUEST WC
- SPACIOUS MAIN LIVING/DINING ROOM
- FRONT AND REAR GARDENS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- FOUR BEDROOMS(MASTER WITH DRESSING ROOM)
- MODERN FITTED KITCHEN
- CONSERVATORY
- GARAGE AND ALLOCATED PARKING BAY
- EASY ACCESS TO SHOPS, SCHOOLS , AMENITIES AND TRANSPORT LINKS

Rooms and Dimensions

Entrance hall

Guest WC

Kitchen

10'1" x 8'3" (3.09m x 2.52m)

Living/dining room

16'4" x 14'3" (5.00m x 4.36m)

Conservatory

9'10" x 8'3" (3.01m x 2.53m)

First floor landing

Bedroom two

14'7" x 8'4" (4.46m x 2.56m)

Bedroom three

12'0" x 8'4" (3.67m x 2.56m)

Bedroom four

8'8" x 6'5" (2.65m x 1.96m)

Shower room/WC

6'2" x 5'6" (1.90m x 1.68m)

Second floor landing

Master bedroom

16'0" x 15'0" (4.88m x 4.58m)

En suite

6'3" x 6'2" (1.91m x 1.90m)

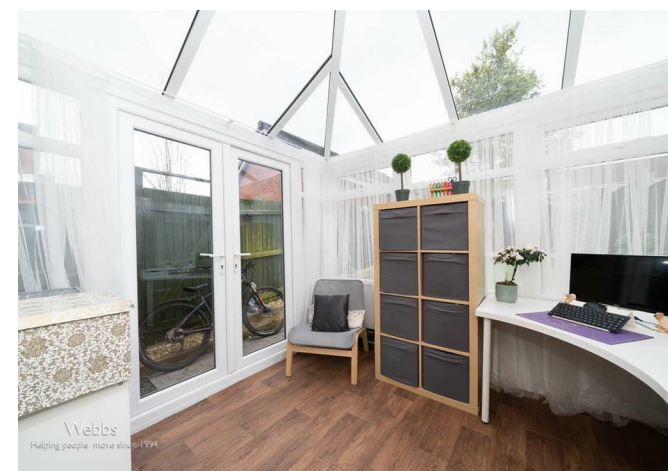
Dressing room

8'5" x 6'3" (2.57m x 1.91m)

Enclosed front garden

Private rear garden

Garage and allocated parking bay







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
100-125 kWh/m ² /year (A)	100-125 kWh/m ² /year (A)	100-125 g/m ² /year (A)	100-125 g/m ² /year (A)
126-150 kWh/m ² /year (B)	126-150 kWh/m ² /year (B)	126-150 g/m ² /year (B)	126-150 g/m ² /year (B)
151-175 kWh/m ² /year (C)	151-175 kWh/m ² /year (C)	151-175 g/m ² /year (C)	151-175 g/m ² /year (C)
176-200 kWh/m ² /year (D)	176-200 kWh/m ² /year (D)	176-200 g/m ² /year (D)	176-200 g/m ² /year (D)
201-225 kWh/m ² /year (E)	201-225 kWh/m ² /year (E)	201-225 g/m ² /year (E)	201-225 g/m ² /year (E)
226-250 kWh/m ² /year (F)	226-250 kWh/m ² /year (F)	226-250 g/m ² /year (F)	226-250 g/m ² /year (F)
251-300 kWh/m ² /year (G)	251-300 kWh/m ² /year (G)	251-300 g/m ² /year (G)	251-300 g/m ² /year (G)

England & Wales EU Directive 2002/91/EC