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**FOR SALE**

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**Turton Close | Walsall | WS3 3XY**

**Asking Price £180,000**

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## Summary

**\*\* TWO BEDROOM HOME \*\* NO ONWARD CHAIN \*\* KITCHEN DINER \*\* POPULAR RESIDENTIAL LOCALTION \*\* PERFECT FIRST TO BUY OR BUY TO LET \*\* CUL-DE-SAC LOCATION \*\* CLOSE TO LOCAL AMENITIES \*\***

Webbs Estate Agents are please to present to you this two bedroom home situated in quiet cul-de-sac location offering close connections to shops, amenities roads and transport links.

In brief this home offers: Entrance hall, lounge and kitchen diner.

On the first floor there are two bedroom and bathroom.

Externally this property is situated on a corner plot and has a laid to lawn area to the front. To the rear there is a private and enclosed rear garden with a paved patio area and a lawned area.

Call today on 01922 663399 to secure your viewing.

## Key Features

- TWO BEDROOMS
- KITCHEN DINER
- PERFECT FIRST TIME BUYER
- TWO GOOD SIZED BEDROOMS
- POPULAR LOCATION
- CUL-DE-SAC LOCATION
- FRONT AND REAR GARDEN
- PERFECT BUY TO LET
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITES

## Rooms and Dimensions

### Entrance Hall

3'3" x 4'3" (1m x 1.3m )

### Lounge

13'1" x 9'10" (4m x 3m)

### Kitchen diner

13'1" x 6'6" (4m x 2m)

### Bedroom One

13'1" x 8'2" (4m x 2.5m)

### Bedroom Two

6'2" x 9'10" (1.9m x 3m)

### Bathroom

6'6" x 5'2" (2m x 1.6m)

### Front Garden

### Rear Garden

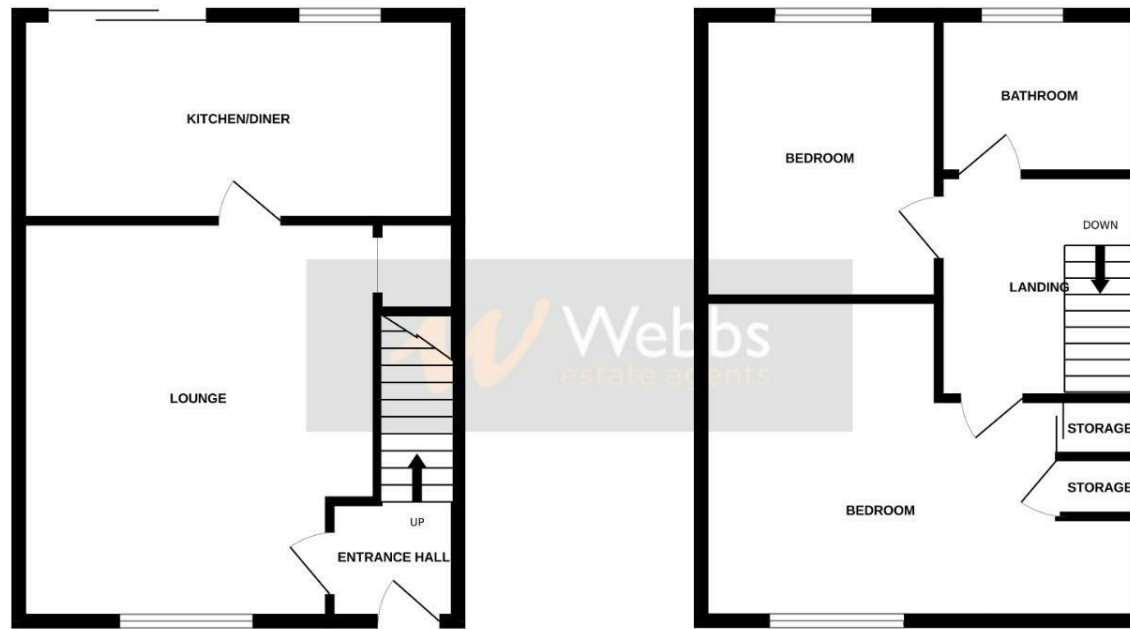
### Identification Checks





GROUND FLOOR

1ST FLOOR



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
Energy Efficiency Rating: <b>A</b> 100-109 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>B</b> 81-100 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>B</b> 100-135 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>A</b> 50-100 g/m <sup>2</sup>
Energy Efficiency Rating: <b>B</b> 71-100 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>C</b> 51-70 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>C</b> 136-170 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>B</b> 101-135 g/m <sup>2</sup>
Energy Efficiency Rating: <b>C</b> 61-70 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>D</b> 41-50 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>D</b> 171-200 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>C</b> 136-170 g/m <sup>2</sup>
Energy Efficiency Rating: <b>D</b> 51-60 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>E</b> 41-50 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>E</b> 201-250 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>D</b> 171-200 g/m <sup>2</sup>
Energy Efficiency Rating: <b>E</b> 41-50 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>F</b> 31-40 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>F</b> 251-300 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>E</b> 201-250 g/m <sup>2</sup>
Energy Efficiency Rating: <b>F</b> 31-40 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>G</b> 21-30 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>G</b> 301-350 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>F</b> 251-300 g/m <sup>2</sup>
Energy Efficiency Rating: <b>G</b> 21-30 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>G</b> 11-20 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>G</b> 351-400 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>G</b> 301-350 g/m <sup>2</sup>