



**PROUD
GUILD
MEMBER**

Lichfield Road | Walsall | WS3 3LY
Offers In Excess Of £200,000

Webbs
estate agents

Summary

*** TRADITIONAL TERRACE HOME ** SHOWHOME STANDARD ** TWO DOUBLE BEDROOMS ** LOUNGE ** DINING ROOM ** REFITTED KITCHEN ** REAR GARDENS ** POPULAR LOCATION ** VIEWING ESSENTIAL ***

WEBBS ESTATE AGENTS are excited to bring to market this STUNNING TWO BEDROOM TRADITIONAL TERRACE HOME on the highly popular Lichfield Road, in close proximity to all local amenities including walking distance to Bloxwich high street, schools, shops and great transport links.

Internally this property boasts a dining room, lounge and modern re-fitted kitchen to the ground floor. Upstairs features TWO well sized double bedrooms and modern shower room. Externally there is a small garden to the front and to the rear you will find a fully enclosed garden which is very well maintained with patio area and artificial lawn making a great low maintenance entertaining space. There is also a further garden which is mainly laid to lawn with another patio area, ideal for those long summer evenings.

SHOWHOME standard throughout this would ideally suit a first time buyer or a small family. Call WEBBS today to arrange your early viewing and avoid missing out on such a gem.

Key Features

- STUNNING TERRACED HOME
- SHOWHOME STANDARD THROUGHOUT
- TWO RECEPTION ROOMS
- REAR GARDENS
- TWO DOUBLE BEDROOMS
- HIGHLY POPULAR LOCATION
- MODERN REFITTED KITCHEN
- VIEWINGS ENCOURAGED

Rooms and Dimensions

- Ground Floor -

Dining Room

13'11" x 11'2" (4.25m x 3.42m)

Lounge

13'11" x 11'1" (4.25m x 3.39m)

Re-fitted Kitchen

18'1" x 8'7" (5.52m x 2.62m)

- First Floor -

Landing

Bedroom One

11'10" to wardrobes x 11'3" (3.61m to wardrobes x 3.44m)

Bedroom Two

10'5" x 11'2" (3.18m x 3.42m)

Shower Room

- Externally -

Front Garden

Enclosed Rear Garden

Further Rear Garden

Material Information WB

COAL MINING

CONNECTIVITY:

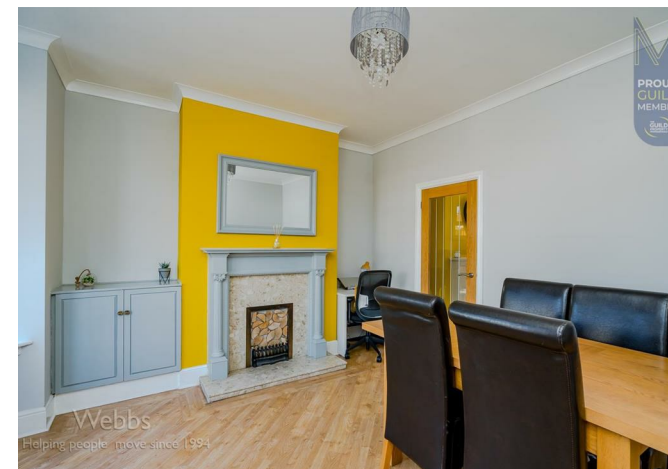
PROPERTY TYPE & CONSTRUCTION

PARKING

ROOMS

UTILITIES

Identification Checks







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 ₂) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Use - lower energy costs</p> <p>100 kWh/m² A</p> <p>105 kWh/m² B</p> <p>110 kWh/m² C</p> <p>115 kWh/m² D</p> <p>120 kWh/m² E</p> <p>125 kWh/m² F</p> <p>130 kWh/m² G</p>	<p>86</p>	<p>Key Environmental Impact - lower CO₂ emissions</p> <p>100 g/m² A</p> <p>105 g/m² B</p> <p>110 g/m² C</p> <p>115 g/m² D</p> <p>120 g/m² E</p> <p>125 g/m² F</p> <p>130 g/m² G</p>	<p>86</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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