



Lemox Road | West Bromwich | B70 0QT

Asking Price £290,000

 **Webbs**
estate agents

Summary

****THREE BEDROOM LINK DETACHED** RENOVATED THROUGHOUT** REFITTED KITCHEN** KITCHEN DINER** SEPERATE UTILITY ROOM** GUEST WC** GARAGE** DRIVEWAY** PRIVATE AND ENCLOSED REAR GARDEN** POPUALR RESIDENTIAL LOCATION** CLOSE TO WEST BROMWICH AND WEDNESBURY** CLOSE TO ALL LOCAL AMENITES****

Webbs Estate Agents are pleased to bring to market this renovated three bedroom link detached home boasting a vast array of local amenities including Wednesbury Town Centre and Hill Top. This home has been finished to a high standard throughout and offers a modern approach perfect for family living. Internally this home comprises of: entrance hall, spacious lounge, refitted kitchen diner, utility room and guest WC with access into the garage. Of the first floor landing there are three generous bedrooms and bathroom. To the front there is a block paved driveway offering access into the tandem garage. To the rear there is a private and enclosed rear garden with a paved patio area and raised laid to lawn area. Call today on 01922 663399 to secure your viewing.

Key Features

- THREE BED LINK DETACHED
- RENOVATED HOME
- REFITTED KITCHEN
- FITTED BATHROOM
- SEPERATE UTILITY AND GUEST WC
- THREE GOOD SIZED BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- GARAGE AND DRIVEWAY
- CLOSE TO WESTBROMWICH AND WEDNESBURY
- CLOSE TO ALL LOCAL AMENITIES AND GOOD TRANSPORT LINKS

Rooms and Dimensions

Entrance Porch

Entrance Hall

Lounge

14'11" x 23'3" (4.55m x 7.09m)

Kitchen Diner

11'6" x 15'5" (3.51m x 4.72m)

Utility Room

8'5" x 6'6", 11'6" (2.57m x 2,34m)

WC

Landing

Bedroom One

12'4" x 8'7" (3.78m x 2.62m)

Bedroom Two

8'7" x 11'10" (2.64m x 3.63m)

Bedroom Three

5'10" x 6'9" (1.80m x 2.06m)

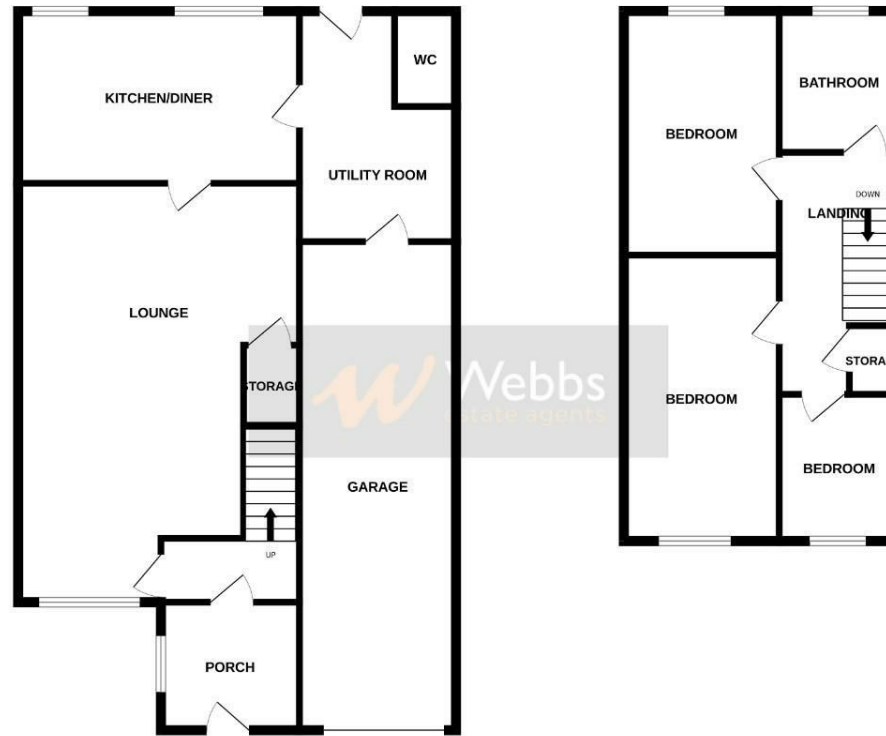
Bathroom





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 ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs 100-120 kWh/m ² A 120-135 kWh/m ² B 135-150 kWh/m ² C 150-165 kWh/m ² D 165-180 kWh/m ² E 180-200 kWh/m ² F 200+ kWh/m ² G	85	Best environmental impact - lower CO ₂ emissions 100 g/m ² A 100-110 g/m ² B 110-120 g/m ² C 120-130 g/m ² D 130-140 g/m ² E 140-150 g/m ² F 150+ g/m ² G	85
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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