



Webbs

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Wolverhampton Road | Walsall | WS3 4AQ

£240,000

 Webbs
estate agents

Summary

****WELL MAINTAINED THREE BEDROOM END OF TERRACE HOME** TWO RECEPTION ROOMS** DETACHED GARAGE** DETACHED STORE/ UTILITY ROOM** FITTED KITCHEN** FITEED BATHROOM** SEPERATE UPSTAIRS WC** TWO DOUBLED AND GENEROUS THIRD BEDROOM** CLOSE TO ALL LOCAL AMENITIES****

Webbs Estate agents are pleased to bring to market this three bedroom extended end of terrace home situated on the popular Wolverhampton Road close to all local shops, schools and amenities, this home boasts a neat interior and exterior perfect for first time buyers or a growing family.

Internally this home briefly comprises of: entrance hall, lounge with feature fireplace and bay window, fitted kitchen with a variety of wall and base units and separate dining room.

On the first floor there are three generously sized bedroom two doubled and an excellent third, bathroom and separate WC.

To the front of this home there is a detached garage and driveway and a laid to lawn area.

To the rear there is a well manicured private and enclosed rear garden comprising of paved patio area, laid to lawn area and a detached store room/ utility room.

Call Webb's today to secure your viewing on 01922 663399

Key Features

- THREE BEDROOM END OF TERRACE HOME
- DETACHED STORE ROOM/UTILITY
- WELL APPOINTED KITCHEN
- SEPERATE UPSTAIRS WC
- CLOSE TO ALL LOCAL AMENITES
- DETACHED GARAGE
- TWO RECEPTION ROOMS
- FITTED BATHROOM
- LANDSCAPED REAR GARDEN
- CALL WEBBS TODAY ON 01922 663399 TO SECURE YOUR VIEWING

Rooms and Dimensions

Entrance Hall

Lounge

12'11" x 11'4" (3.94m x 3.47m)

Dining Room

9'10",72'2" x 6'6",134'6" (3,22m x 2,41m)

Kitchen

10'2" x 8'5" (3.11m x 2.58m)

Store/ Utility Room

Bedroom One

12'11" x 11'5" (3.94m x 3.50m)

Bedroom Two

12'4" x 10'7" (3.78m x 3.25m)

Bedroom Three

6'1" x 4'10" (1.87m x 1.48m)

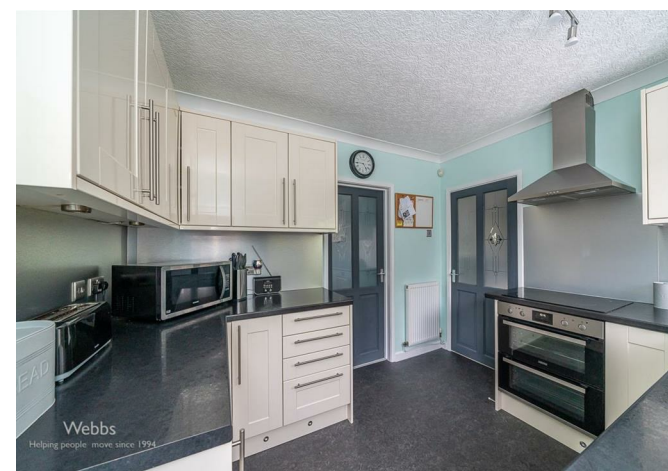
WC

4'10" x 0'0",252'7" (1.48m x 0,77m)

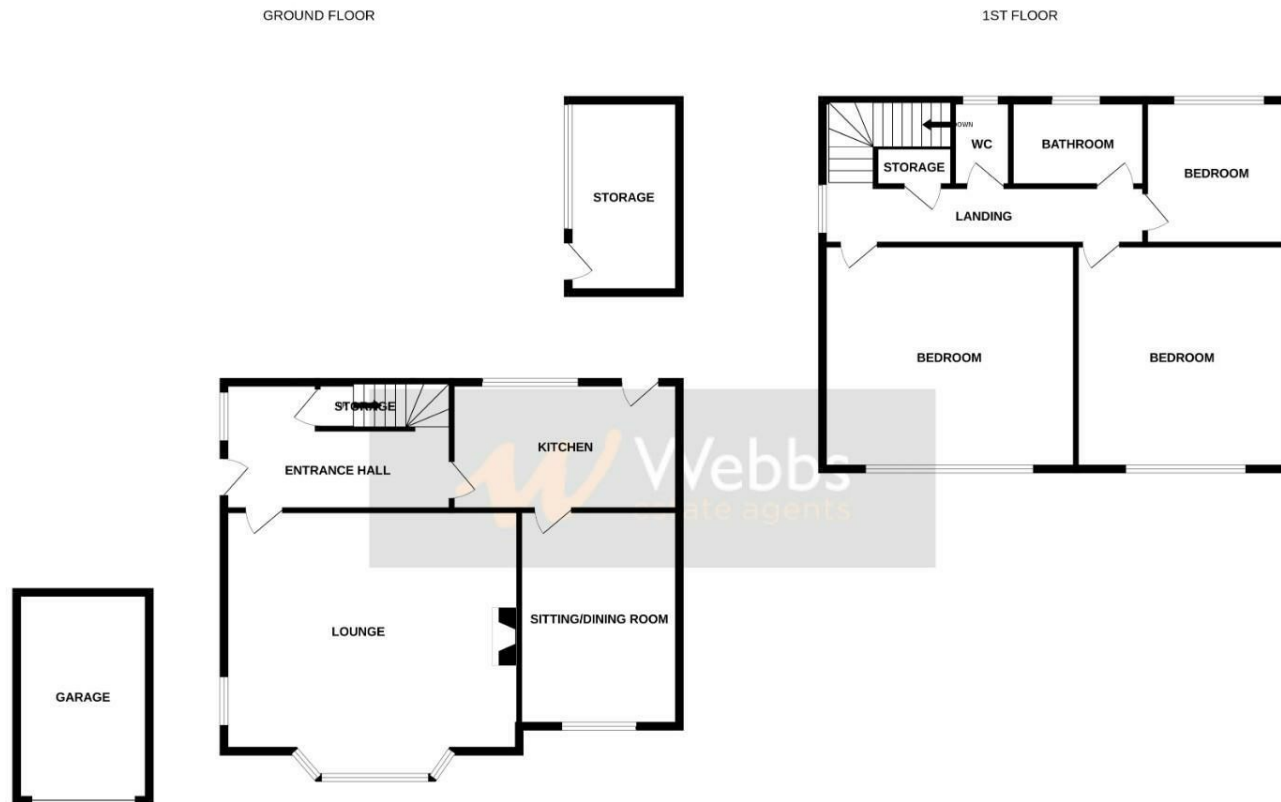
Bathroom

6'1" x 4'10" (1.87m x 1.48m)

Garage







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
<p>Key Average Energy Cost - Yearly energy costs</p> <p>100-125 £/annum A</p> <p>125-150 £/annum B</p> <p>150-175 £/annum C</p> <p>175-200 £/annum D</p> <p>200-225 £/annum E</p> <p>225-250 £/annum F</p> <p>250-300 £/annum G</p>	<p>81</p>	<p>Key Annual CO₂ Emissions - Yearly CO₂ emissions</p> <p>10-15 tCO₂e/annum A</p> <p>15-20 tCO₂e/annum B</p> <p>20-25 tCO₂e/annum C</p> <p>25-30 tCO₂e/annum D</p> <p>30-35 tCO₂e/annum E</p> <p>35-40 tCO₂e/annum F</p> <p>40-45 tCO₂e/annum G</p>	<p>69</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC