



St. Margarets Road | Pelsall, Walsall | WS3 4NF

Offers In The Region Of £189,950



Summary

** TRADITIONAL MID TERRACED HOUSE ** DECEPTIVELY SPACIOUS ** NO ONWARD CHAIN ** PLENTY OF ADDITIONAL STORAGE AND POTENTIAL ** INTERNAL VIEWING ADVISED ** THREE GOOD SIZED BEDROOMS TO FIRST FLOOR ** KITCHEN ** BATHROOM ** LOUNGE ** DINING ROOM ** REAR PORCH STORE AREA WITH WC ** POTENTIAL FOR DRIVEWAY ** PRIVATE REAR GARDEN ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING **

Webbs Estate Agents have pleasure in offering this traditional mid-terraced 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 , Lounge , kitchen, dining room and rear porch store area with WC. The first floor landing leads to three good sized bedrooms and family bathroom with WC. Externally there is potential for a driveway and a private rear garden with useful outbuilding and WC. For a viewing please call 01922 663399.

Key Features

- SPACIOUS MID TERRACED FAMILY HOME
- FAMILY BATHROOM
- KITCHEN & REAR LOBBY WITH WC
- POTENTIAL FOR DRIVEWAY
- OUTSTANDING POTENTIAL
- THREE GOOD SIZED BEDROOMS
- LOUNGE & DINING ROOM
- GENEROUS REAR GARDENS
- NO ONWARD CHAIN
- VIEWING ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

LOUNGE

14'8" x 14'6" (4.48m x 4.43m)

DINING ROOM

9'4" x 8'4" (2.86m x 2.55m)

KITCHEN

11'5" x 9'9" (3.49m x 2.99m)

REAR PORCH AND STORE AREA

WC

LANDING

BEDROOM ONE

17'4" x 9'10" (5.29m x 3.02m)

BEDROOM TWO

16'9" x 11'2" (5.11m x 3.41m)

BEDROOM THREE

8'2" x 9'1" (2.50m x 2.78m)

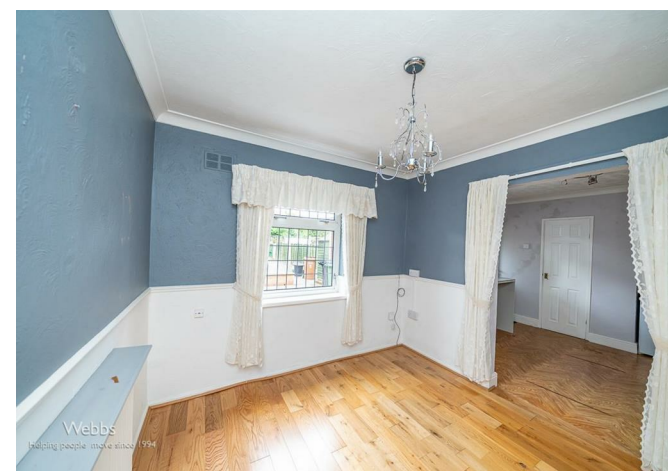
FAMILY BATHROOM

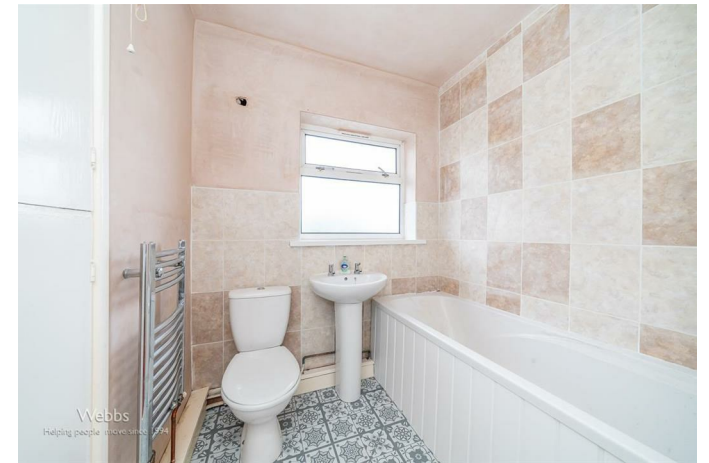
6'4" x 5'8" (1.95m x 1.73m)

FRONT & REAR GARDENS

POTENTIAL DRIVEWAY

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 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
125-150 kWh/m ² /year B	125-150 kWh/m ² /year B	125-150 g/m ² /year B	125-150 g/m ² /year B
150-175 kWh/m ² /year C	150-175 kWh/m ² /year C	150-175 g/m ² /year C	150-175 g/m ² /year C
175-200 kWh/m ² /year D	175-200 kWh/m ² /year D	175-200 g/m ² /year D	175-200 g/m ² /year D
200-225 kWh/m ² /year E	200-225 kWh/m ² /year E	200-225 g/m ² /year E	200-225 g/m ² /year E
225-250 kWh/m ² /year F	225-250 kWh/m ² /year F	225-250 g/m ² /year F	225-250 g/m ² /year F
250-300 kWh/m ² /year G	250-300 kWh/m ² /year G	250-300 g/m ² /year G	250-300 g/m ² /year G

England & Wales EU Directive 2002/91/EC