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Pinson Road | Willenhall | WV13 2PR

Offers In Excess Of £160,000



Summary

** TRADITIONAL MID TERRACED HOUSE ** VERY WELL MAINTAINED THROUGHOUT ** SET BACK FROM ROAD ** DECEPTIVELY SPACIOUS ** INTERNAL VIEWING ADVISED ** THREE GOOD SIZED BEDROOMS TO FIRST FLOOR ** KITCHEN ** MODERN SHOWER ROOM WC ** LIVING ROOM ** DINING ROOM ** FRONT DRIVEWAY ** LOVELY CARED FOR PRIVATE REAR GARDEN WITH OUTBUILDING ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING **

Webbs Estate Agents have pleasure in offering this very well maintained mid terraced home standing in a lovely position set back from the road and situated in a popular and convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Reception hallway , guest WC, living room , kitchen, dining room. The first floor landing leads to three good sized bedrooms and modern shower room with WC. Externally there is a driveway with ample parking to the fore and a private rear garden with useful outbuilding. For a viewing please call 01922 663399.

Key Features

- VERY WELL MAINTAINED MID TERRACED HOME
- THREE GOOD SIZED BEDROOMS
- DINING ROOM
- SHOWER ROOM WC AND GUEST WC
- FRONT DRIVE, PRIVATE REAR GARDEN WITH OUTBUILDING
- IMPROVED TO A GOOD STANDARD THROUGHOUT
- LIVING ROOM
- KITCHEN
- DOUBLE GLAZING GAS CENTRAL HEATING
- EASY ACCESS TO LOCAL SHOPS, SCHOOLS AND AMENITIES

Rooms and Dimensions

Entrance hall

Guest WC

Dining room

11'6" x 9'11" (3.53m x 3.03m)

Living room

13'7" x 10'5" (4.16m x 3.20m)

Kitchen

10'1" x 7'7" (3.08m x 2.33m)

First floor landing

Bedroom one

11'8" x 9'10" (3.57m x 3.02m)

Bedroom two

12'0" x 11'0" (3.68m x 3.37m)

Bedroom three

8'5" x 8'3" (2.57m x 2.54m)

Shower room WC

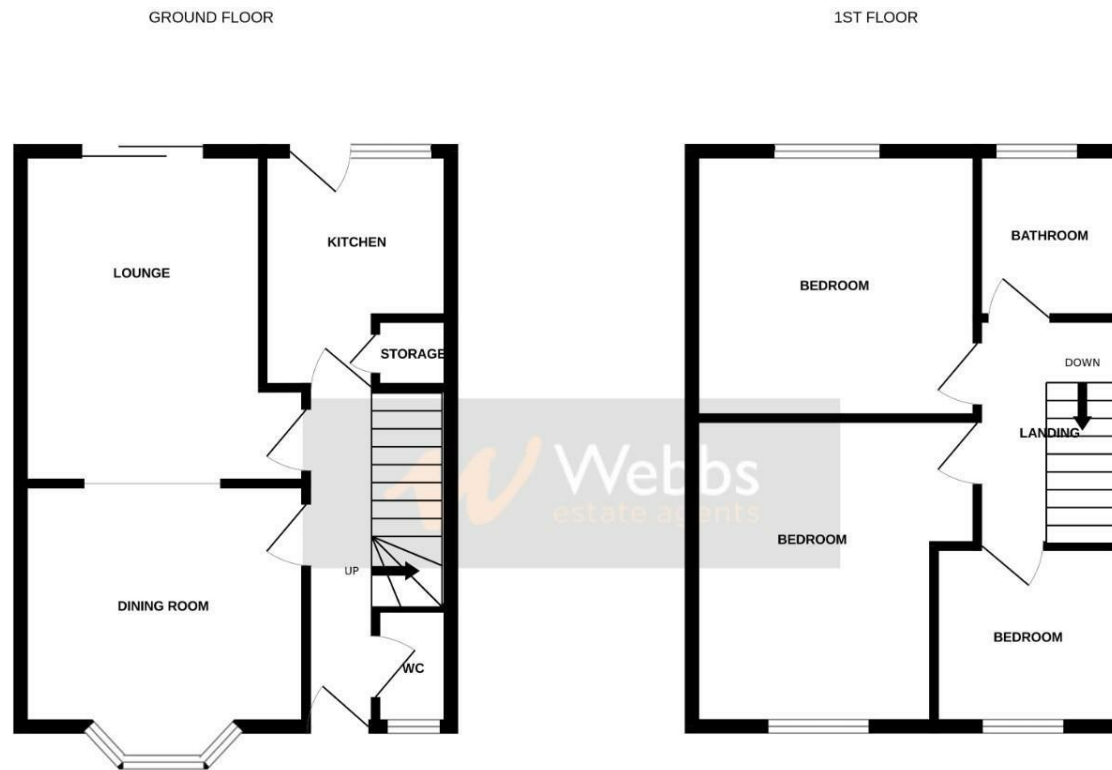
7'9" x 7'0" (2.38m x 2.15m)

Front driveway

Private rear garden with outbuilding







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 - lower energy costs</p> <p>105.00 A</p> <p>105.00 B</p> <p>105.40 C</p> <p>105.40 D</p> <p>105.54 E</p> <p>105.54 F</p> <p>105.54 G</p>	<p>76</p> <p>80</p>	<p>Key Annual CO₂ Emissions - lower CO₂ emissions</p> <p>105.00 A</p> <p>105.00 B</p> <p>105.40 C</p> <p>105.40 D</p> <p>105.54 E</p> <p>105.54 F</p> <p>105.54 G</p>	<p>76</p> <p>80</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC