



Enderley Drive | Walsall | WS3 3PD

Auction Guide £270,000

 **Webbs**
estate agents

Summary

** FOR SALE BY MODERN METHOD OF AUCTION ** SPACIOUS AND EXTENDED DETACHED BUNGALOW ** DESIRABLE CUL DE SAC LOCATION ** THREE BEDROOMS ** GENEROUS EXTENDED MAIN LIVING ROOM AND DINING ROOM ** KITCHEN ** BATH AND SHOWER ROOM AND WC ** GUEST WC AND UTILITY ROOM ** FRONT GARDEN AND DRIVE ** VERY USEFUL SIDE STORE ROOM ** GENEROUS PRIVATE REAR GARDEN ** NO ONWARD CHAIN ** FANTASTIC POTENTIAL ** BUYER FEES APPLY ** SUBJECT TO A RESERVE PRICE**

WEBBS ESTATE AGENTS are delighted to bring to market this spaciouly appointed THREE BEDROOM DETACHED BUNGALOW offering fantastic potential and situated in a sought after and quiet cul de sac location close to amenities, shops, railway and golf club. Internally comprising of a porch, spacious reception hallway , three double bedrooms, bath shower room and WC, extended main living room and dining room, kitchen, utility and guest WC. Externally there is AMPLE off road parking to the front via the driveway, front garden, excellent side storage room and private rear garden. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. For a viewing contact our Bloxwich office on 01922 663399.

Key Features

- SPACIOUSLY APPOINTED AND EXTENDED DETACHED BUNGALOW
- SOLD BY MODERN METHOD OF AUCTION WITH NO ONWARD CHAIN
- QUIET AND DESIRABLE CUL DE SAC LOCATION
- THREE BEDROOMS
- GENEROUS MAIN LIVING ROOM AND DINING ROOM
- KITCHEN, UTILITY ROOM AND GUEST WC
- BUYERS FEE APPLY, SUBJECT TO RESERVE PRICE
- WELL MAINTAINED FOREGARDEN AND DRIVE, FANTASTIC SIDE STORE ROOM
- PRIVATE REAR GARDEN
- EASY ACCESS TO AMENITIES, SHOPS, RAILWAY AND GOLF CLUB

Rooms and Dimensions

Entrance porch

Reception hallway

Extended living dining room

22'4" max 14'4" min x 23'4" max 9'10" min (6.83m max 4.37m min x 7.13m max 3.01m min)

Kitchen

15'4" x 7'11" (4.68m x 2.42m)

Utility room

5'6" x 5'2" (1.70m x 1.58m)

Guest WC

Bedroom one

12'6" x 12'7" (3.83m x 3.85m)

Bedroom two

10'11" x 9'6" (3.34m x 2.91m)

Bedroom three

6'7" x 9'5" (2.01m x 2.88m)

Bath Shower room WC

8'8" max 6'5" min x 12'5" max 5'2" min (2.65m max 1.97m min x 3.80m max 1.58m min)

Generous front garden

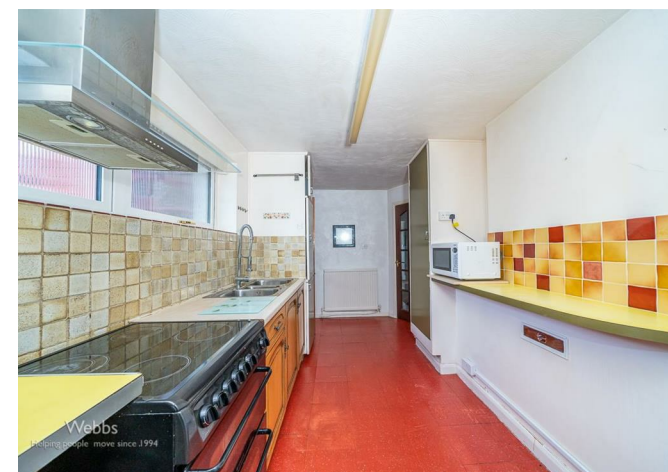
Useful side store room

16'4" x 8'0" (5.00m x 2.45m)

Private rear garden

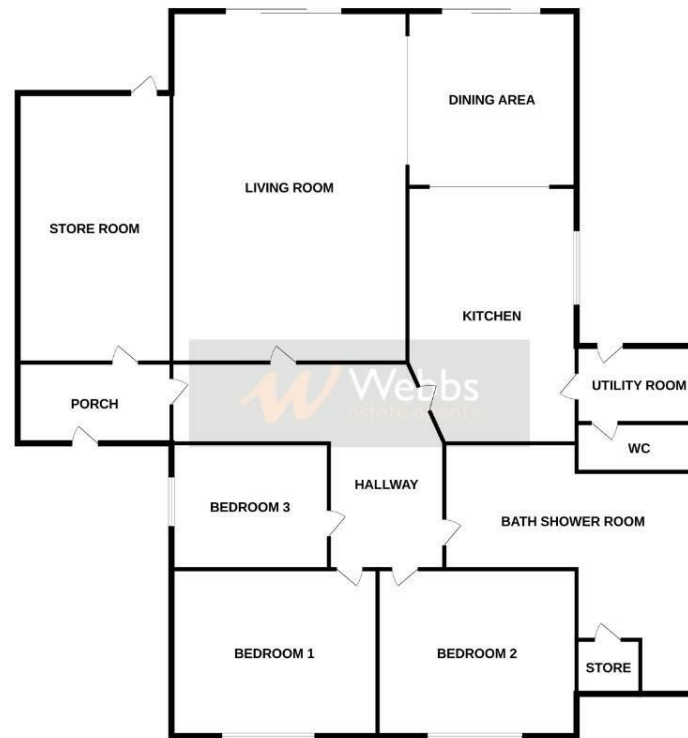
Auctioneers comments

Identification Checks





GROUND 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 - lowest energy costs 100-120 kWh/m ² /year A	82	Best environmental impact - lowest CO ₂ emissions 100-120 g/m ² /year A	100-120 g/m ² /year A
120-135 kWh/m ² /year B	64	120-135 g/m ² /year B	120-135 g/m ² /year B
135-150 kWh/m ² /year C		135-150 g/m ² /year C	135-150 g/m ² /year C
150-170 kWh/m ² /year D		150-170 g/m ² /year D	150-170 g/m ² /year D
170-190 kWh/m ² /year E		170-190 g/m ² /year E	170-190 g/m ² /year E
190-215 kWh/m ² /year F		190-215 g/m ² /year F	190-215 g/m ² /year F
215-250 kWh/m ² /year G		215-250 g/m ² /year G	215-250 g/m ² /year G
Not energy efficient - highest energy costs 250+ kWh/m ² /year G		Not environmentally friendly - highest CO ₂ emissions 250+ g/m ² /year G	250+ g/m ² /year G
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	