



Hamilton Street | Bloxwich, Walsall | WS3 3EN

Auction Guide £180,000



## Summary

\*\* FOR SALE BY MODERN METHOD OF AUCTION\*\* NO CHAIN \*\* POPULAR LOCATION \*\* OUTSTANDING POTENTIAL TO EXTEND (STPC) \*\* GENEROUS REAR GARDEN \*\* PRIVATE DRIVEWAY \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* PORCH \*\* SPACIOUS LOUNGE \*\* REFITTED BREAKFAST KITCHEN \*\* GUEST WC \*\* VERANDAH \*\* THREE BEDROOMS \*\* FAMILY BATHROOM \*\* VIEWING STRONGLY ADVISED \*\* BUYER FEES APPLY \*\* SUBJECT TO A RESERVE PRICE \*\*

Webbs Estate Agents have pleasure in offering this well presented semi detached home, situated in a popular location, being close to all local amenities, shops and schools. Briefly comprising: entrance porch, hallway, lounge diner, breakfast kitchen, verandah and guest WC. To the first floor there is a landing, three bedrooms and family bathroom. Externally there is a private driveway and generous rear garden. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. For a viewing please call 01922 663399.

## Key Features

- TRADITIONAL SEMI DETACHED PROPERTY
- SOLD BY MODERN METHOD OF AUCTION WITH NO ONWARD CHAIN
- LIVING ROOM/DINING AREA
- GUEST WC AND BATHROOM
- BUYERS FEE APPLY, SUBJECT TO RESERVE PRICE
- CONVENIENT AND POPULAR LOCATION
- THREE BEDROOMS
- KITCHEN
- GENEROUS REAR GARDEN, DRIVE
- DOUBLE GLAZING AND GAS CENTRAL HEATING

## Rooms and Dimensions

### ENTRANCE PORCH

### HALLWAY

### LOUNGE DINER

13'3" x 12'8" (4.06m x 3.87m)

### BREAKFAST KITCHEN

13'4" x 7'3" (4.08m x 2.22m)

### GUEST WC

### VERANDAH

12'10" x 6'3" (3.93m x 1.93m)

### LANDING

### BEDROOM ONE

9'11" x 9'5" (3.03m x 2.88m)

### BEDROOM TWO

10'9" x 7'10" (3.30m x 2.40m)

### BEDROOM THREE

7'11" x 8'0" (2.43m x 2.46m)

### FAMILY BATHROOM

6'2" x 5'2" (1.88m x 1.58m)

### GENEROUS REAR GARDEN

### PRIVATE DRIVEWAY

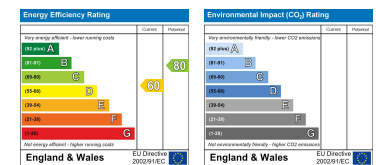
### Auctioneers comments

### Identification Checks





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.



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