



Norton Road | Walsall | WS3 4AY

£225,000

 **Webbs**  
estate agents



## Summary

\*\* IMPRESSIVE TRADITIONAL VICTORIAN MID TERRACED HOUSE \*\* DECEPTIVELY SPACIOUS \*\* RETAINING MANY ORIGINAL FEATURES THROUGHOUT \*\* TWO DOUBLE BEDROOMS \*\* FIRST FLOOR SHOWER ROOM AND WC \*\* LIVING ROOM \*\* FRONT SITTING ROOM \*\* OPEN PLAN KITCHEN DINING ROOM \*\* GUEST WC \*\* PRIVATE LOW MAINTENANCE REAR GARDEN \*\* DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* EASY ACCESS TO SHOPS, SCHOOLS, AMENITIES AND PELSALL COMMON \*\*

Webbs Estate Agents have pleasure in offering this traditional victorian mid terraced home retaining many original features throughout whilst situated in a popular and convenient location, being close to all local amenities, shops, schools and Pelsall common. Briefly comprising on the ground floor : Entrance porch, reception hallway, living room, front sitting room, open plan kitchen with lantern roof and guest WC. The first floor landing leads to two double bedrooms and shower room WC. Externally there is a low maintenance private garden to the rear with access to a parking bay. For a viewing please call 01922 663399.

## Key Features

- TRADITIONAL VICTORIAN TERRACE RETAINING MANY ORIGINAL FEATURES AND CHARM
- TWO DOUBLE BEDROOMS
- TWO LARGE RECEPTION ROOMS
- FANTASTIC LOCATION WITH EASY ACCESS TO SHOPS, SCHOOLS AND PELSALL COMMON
- REAR PARKING BAY
- SPACIOUS AND EXTENDED LIVING ACCOMMODATION
- FIRST FLOOR SHOWER ROOM WC AND GROUND FLOOR WC
- IMPRESSIVE OPEN PLAN KITCHEN DINING ROOM WITH LANTERN ROOF
- PRIVATE AND ENCLOSED REAR GARDEN

## Rooms and Dimensions

### Entrance porch

### Reception hall

### Front sitting room

12'7" x 9'3" (3.85m x 2.83m)

### Living room

13'9" x 9'10" (4.21m x 3.01m)

### Kitchen dining room

17'4" x 9'3" (5.30m x 2.84m)

### Guest WC

### First floor landing

### Bedroom one

12'9" x 11'0" (3.89m x 3.37m)

### Bedroom two

10'1" x 9'8" (3.09m x 2.95m)

### Shower room WC

8'11" x 3'9" (2.72m x 1.15m)

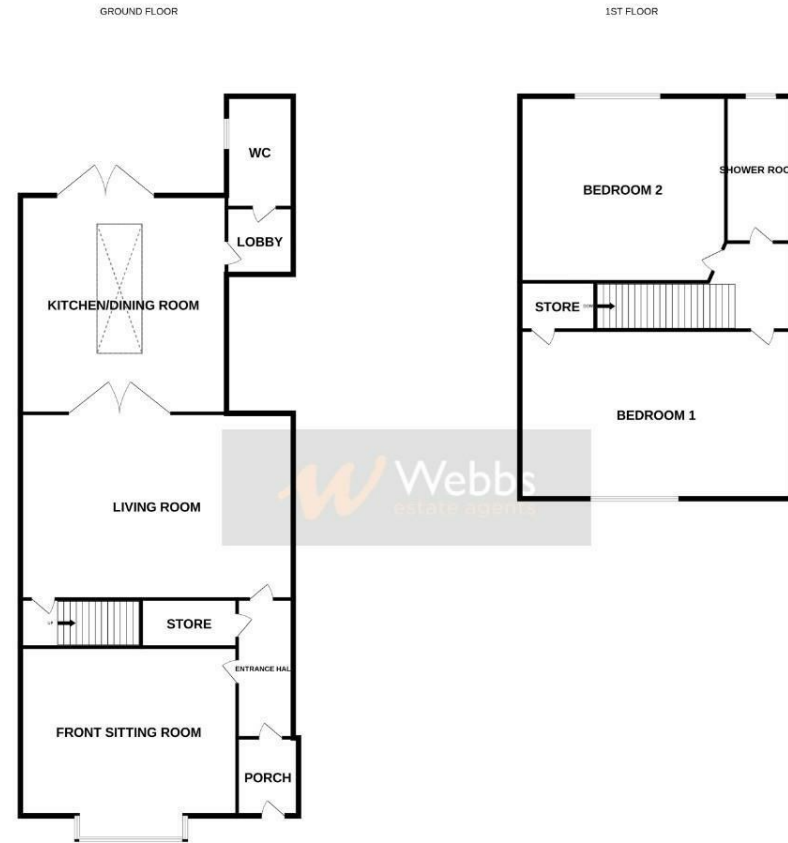
### Private and enclosed rear garden

### Rear parking bay









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.  
Made with: Metrcaxx 6/2024

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lowest energy costs <b>Watts A1</b>		Best environmental impact - lowest CO <sub>2</sub> emissions <b>Watts A1</b>	
100-150	70	100-150	70
150-200	60	150-200	60
200-250	50	200-250	50
250-300	40	250-300	40
300-350	30	300-350	30
350-400	20	350-400	20
400-450	10	400-450	10
450-500	0	450-500	0
500-550	-10	500-550	-10
550-600	-20	550-600	-20
600-650	-30	600-650	-30
650-700	-40	650-700	-40
700-750	-50	700-750	-50
750-800	-60	750-800	-60
800-850	-70	800-850	-70
850-900	-80	850-900	-80
900-950	-90	900-950	-90
950-1000	-100	950-1000	-100
1000-1050	-110	1000-1050	-110
1050-1100	-120	1050-1100	-120
1100-1150	-130	1100-1150	-130
1150-1200	-140	1150-1200	-140
1200-1250	-150	1200-1250	-150
1250-1300	-160	1250-1300	-160
1300-1350	-170	1300-1350	-170
1350-1400	-180	1350-1400	-180
1400-1450	-190	1400-1450	-190
1450-1500	-200	1450-1500	-200
1500-1550	-210	1500-1550	-210
1550-1600	-220	1550-1600	-220
1600-1650	-230	1600-1650	-230
1650-1700	-240	1650-1700	-240
1700-1750	-250	1700-1750	-250
1750-1800	-260	1750-1800	-260
1800-1850	-270	1800-1850	-270
1850-1900	-280	1850-1900	-280
1900-1950	-290	1900-1950	-290
1950-2000	-300	1950-2000	-300
2000-2050	-310	2000-2050	-310
2050-2100	-320	2050-2100	-320
2100-2150	-330	2100-2150	-330
2150-2200	-340	2150-2200	-340
2200-2250	-350	2200-2250	-350
2250-2300	-360	2250-2300	-360
2300-2350	-370	2300-2350	-370
2350-2400	-380	2350-2400	-380
2400-2450	-390	2400-2450	-390
2450-2500	-400	2450-2500	-400
2500-2550	-410	2500-2550	-410
2550-2600	-420	2550-2600	-420
2600-2650	-430	2600-2650	-430
2650-2700	-440	2650-2700	-440
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2750-2800	-460	2750-2800	-460
2800-2850	-470	2800-2850	-470
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2900-2950	-490	2900-2950	-490
2950-3000	-500	2950-3000	-500
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3050-3100	-520	3050-3100	-520
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3600-3650	-630	3600-3650	-630
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3700-3750	-650	3700-3750	-650
3750-3800	-660	3750-3800	-660
3800-3850	-670	3800-3850	-670
3850-3900	-680	3850-3900	-680
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4350-4400	-780	4350-4400	-780
4400-4450	-790	4400-4450	-790
4450-4500	-800	4450-4500	-800
4500-4550	-810	4500-4550	-810
4550-4600	-820	4550-4600	-820
4600-4650	-830	4600-4650	-830
4650-4700	-840	4650-4700	-840
4700-4750	-850	4700-4750	-850
4750-4800	-860	4750-4800	-860
4800-4850	-870	4800-4850	-870
4850-4900	-880	4850-4900	-880
4900-4950	-890	4900-4950	-890
4950-5000	-900	4950-5000	-900
5000-5050	-910	5000-5050	-910
5050-5100	-920	5050-5100	-920
5100-5150	-930	5100-5150	-930
5150-5200	-940	5150-5200	-940
5200-5250	-950	5200-5250	-950
5250-5300	-960	5250-5300	-960
5300-5350	-970	5300-5350	-970
5350-5400	-980	5350-5400	-980
5400-5450	-990	5400-5450	-990
5450-5500	-1000	5450-5500	-1000