



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

Identification Checks







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 ₂) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Cost - lower energy costs</p> <p>100-125 £/annum A</p> <p>125-150 £/annum B</p> <p>150-180 £/annum C</p> <p>180-220 £/annum D</p> <p>220-250 £/annum E</p> <p>250-300 £/annum F</p> <p>300+ £/annum G</p>	<p>86</p>	<p>Key Annual CO₂ Emissions - lower CO₂ emissions</p> <p>10-15 t/annum A</p> <p>15-20 t/annum B</p> <p>20-25 t/annum C</p> <p>25-30 t/annum D</p> <p>30-35 t/annum E</p> <p>35-40 t/annum F</p> <p>40+ t/annum G</p>	<p>70</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC