



Webbs

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Smithfield Road | Walsall | WS3 1ND

£160,000

 Webbs  
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## Summary

**\*\*TRADITIONAL SEMI DETACHED HOME\*\* TWO RECEPTION ROOMS\*\* FITTED KITCHEN\*\* FITTED BATHROOM\*\* NO ONWARD CHAIN\*\* DRIVEWAY\*\* PRIVATE AND ENCLOSED REAR GARDEN\*\* POPULAR LOCATION\*\* PERFECT FIRST TIME BUY OR FAMILY HOME\*\* DETACHED GARAGE\*\* SOLD BY MODERN METHOD OF AUCTION\*\***

Webbs Estate Agents are pleased to bring to market this traditional three bedroom semi detached home, offering spacious living and convenience being close to all local amenities including shops, schools and transport links.

In brief this home comprises of: entrance hall, lounge, dining room, kitchen and guest WC and porch.

On the first floor there are three generously sized bedrooms and fitted family bathroom.

To the front of this home there is a driveway and lawn area with mature trees, plants and shrubs

To the rear of this property there is a mature private and enclosed rear garden that is mainly laid to lawn and detached garage accessed throughout double gates to the side of the home.

Call Webbs On 01922 663399 to secure your viewing.

## Key Features

- TRADITIONAL SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- FITTED BATHROOM
- DRIVEWAY AND DETACHED GARAGE
- PERFECT FAMILY HOME OR FIRST TIME BUY
- THREE BEDROOMS
- FITTED KITCHEN
- NO ONWARD CHAIN
- PRIVATE AND ENCLOSED REAR GARDEN
- CALL WEBBS ON 01922 663399

## Rooms and Dimensions

### Lounge

10'3" x 12'11" (3.130m x 3.949m)

### Sitting Dining Room

10'2" x 10'5" (3.105m x 3.191m)

### Kitchen

8'4" x 13'4" (2.547m x 4.073m)

### Bedroom One

12'10" x 10'3" (3.934m x 3.133m)

### Bedroom Two

10'5" x 10'3" (3.200m x 3.134m)

### Bedroom Three

7'2" x 8'7" (2.188m x 2.623m)

### Bathroom

5'10" x 5'7" (1.802m x 1.704m)





GROUND FLOOR

1ST 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key Average Annual Total Energy Costs</p> <p>100-125 £/annum <b>A</b></p> <p>125-150 £/annum <b>B</b></p> <p>150-175 £/annum <b>C</b></p> <p>175-200 £/annum <b>D</b></p> <p>200-225 £/annum <b>E</b></p> <p>225-250 £/annum <b>F</b></p> <p>250-300 £/annum <b>G</b></p>	<p>86</p>	<p>Key Annual CO<sub>2</sub> Emissions</p> <p>100-125 tCO<sub>2</sub>e/annum <b>A</b></p> <p>125-150 tCO<sub>2</sub>e/annum <b>B</b></p> <p>150-175 tCO<sub>2</sub>e/annum <b>C</b></p> <p>175-200 tCO<sub>2</sub>e/annum <b>D</b></p> <p>200-225 tCO<sub>2</sub>e/annum <b>E</b></p> <p>225-250 tCO<sub>2</sub>e/annum <b>F</b></p> <p>250-300 tCO<sub>2</sub>e/annum <b>G</b></p>	<p>86</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC