



Whitehall Road | Tipton | DY4 7JR

Guide Price £100,000

 **Webbs**  
estate agents



## Summary

For sale by the Modern Method of Auction

**\*\*TWO BEDROOM TERRACE HOME\*\*****\*\*TWO RECEPTION ROOMS\*\*** **FITTED KITCHEN\*\*** **SEPERATE UTILITY ROOM\*\*** **TWO DOUBLE BEDROOMS\*\*** **REFITTED SHOWER ROOM\*\*** **PERFECT FIRST TIME BUY OR INVESTMENT\*\*** **POPULAR LOCATION\*\*** **CLOSE TO ALL LOCAL AMENITIES\*\*** **ENCLOSED REAR GARDEN\*\***

Webbs Estate Agents are pleased to bring to market this two bedroom terrace home situated within a popular location close to all local amenities this home is a perfect first time buy or investment opportunity. In brief this home offers, two reception rooms, kitchen and separate utility.

On the first floor there are two double bedrooms and family bathroom.

To the rear there is an enclosed rear garden with paved patio area, artificial lawn and barked area.

## Key Features

- TWO BEDROOM TERRACE HOME
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- PERFECT FIRST TIME BUY OR INVESTMENT
- CLOSE TO ALL LOCAL AMENITES
- TWO RECPETION ROOMS
- SEPERATE UTILITY ROOM
- REFITTED SHOWER ROOM
- POPULAR LOCATION
- ENCLOSED REAR GARDEN

## Rooms and Dimensions

### Dining Room

13'1" x 11'5" (4.00m x 3.50m)

### Lounge

13'1" x 12'1" (4.00m x 3.70m)

### Kitchen

13'9" x 6'10" (4.20m x 2.10m)

### Utility Room

6'10" x 6'6" (2.10m x 2.00m)

### First Floor Landing

### Bedroom One

13'1" x 11'5" (4.00m x 3.50m)

### Bedroom Two

12'5" x 10'2" (3.80m x 3.10m)







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 Energy Cost - lower energy costs</p> <p>100-150 kWh/m<sup>2</sup> per year <b>A</b></p> <p>150-200 kWh/m<sup>2</sup> per year <b>B</b></p> <p>200-250 kWh/m<sup>2</sup> per year <b>C</b></p> <p>250-300 kWh/m<sup>2</sup> per year <b>D</b></p> <p>300-350 kWh/m<sup>2</sup> per year <b>E</b></p> <p>350-400 kWh/m<sup>2</sup> per year <b>F</b></p> <p>400+ kWh/m<sup>2</sup> per year <b>G</b></p>	<p>77</p>	<p>Key Annual CO<sub>2</sub> emissions - lower CO<sub>2</sub> emissions</p> <p>10-20 tCO<sub>2</sub>e per year <b>A</b></p> <p>20-30 tCO<sub>2</sub>e per year <b>B</b></p> <p>30-40 tCO<sub>2</sub>e per year <b>C</b></p> <p>40-50 tCO<sub>2</sub>e per year <b>D</b></p> <p>50-60 tCO<sub>2</sub>e per year <b>E</b></p> <p>60-70 tCO<sub>2</sub>e per year <b>F</b></p> <p>70+ tCO<sub>2</sub>e per year <b>G</b></p>	<p>77</p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>

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