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Ashtree Road | Walsall | WS3 4LR

£220,000

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Summary

**** OUTSTANDING TRADITIONAL CHARACTER SEMI DETACHED COTTAGE ** FULLY RE-FURBISHED ** VERY WELL MAINTAINED ** LOCATED IN POPULAR AND CONVENIENT LOCATION ** LIVING ROOM ** SITTING ROOM ** FITTED KITCHEN ** UTILITY ROOM/WC ** MULTI FUEL BURNING STOVES ** TWO DOUBLE BEDROOMS ON FIRST FLOOR ** STUNNING BATH/SHOWER ROOM INC SLIPPER BATH ** PRIVATE AND ENCLOSED REAR GARDEN ** CENTRAL HEATING ** DOUBLE GLAZING ****

Webbs Estate Agents are delighted to offer this beautifully presented character traditional semi detached cottage offering spacious, very well maintained and improved accommodation throughout whilst situated in a convenient and popular location, the property briefly comprises of a front sitting room and living room with multi fuel burning stoves, kitchen, utility/WC, first floor landing with two double bedrooms and a stunning bath/shower room inc slipper bath, externally there is a private rear garden.

The property is located in a popular area, close by to shops and local amenities, catchment area for outstanding schools. For a viewing call the Bloxwich on 01922 663399

Key Features

- STUNNING TRADITIONAL SEMI DETACHED COTTAGE
- IMPROVED AND MAINTAINED TO A VERY HIGH STANDARD THROUGHOUT
- TWO LARGE RECEPTION ROOMS WITH MUTLTI FUEL BURNING STOVES
- IMPRESSIVE MODERN FITTED KITCHEN
- UTILITY ROOM/WC
- TWO DOUBLE BEDROOMS
- BEAUTIFUL RE -FITTED BATH/SHOWER ROOM WITH SLIPPER BATH
- PRIVATE AND ENCLOSED REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- EASY ACCESS TO LOCAL SHOPS, SCHOOLS AND AMENITIES

Rooms and Dimensions

Front sitting room/dining room

11'5" x 11'6" (3.50m x 3.53m)

Main living room

15'8" x 11'6" (4.78m x 3.53m)

Kitchen

12'8" x 8'0" (3.88m x 2.45m)

Rear lobby area

Utility/WC

6'2" x 9'0" (1.90m x 2.75m)

First floor landing

Bedroom one

11'5" x 8'2" (3.49m x 2.49m)

Bedroom two

12'5" x 8'4" (3.79m x 2.55m)

Family bath/shower room

12'4" x 8'0" (3.77m x 2.45m)

Side access to rear garden

Private and enclosed rear garden





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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 misstatement. 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 quality 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 ₂) Rating	
Current	Potential	Current	Potential
Key Average Energy Use: lower energy costs 100 kWh/m ² A 100-150 kWh/m ² B 150-200 kWh/m ² C 200-250 kWh/m ² D 250-300 kWh/m ² E 300-350 kWh/m ² F 350-400 kWh/m ² G		Key Average Energy Use: lower CO ₂ emissions 100 g/m ² A 100-150 g/m ² B 150-200 g/m ² C 200-250 g/m ² D 250-300 g/m ² E 300-350 g/m ² F 350-400 g/m ² G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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