



Clarendon Street | Walsall | WS3 2HT  
Offers In The Region Of £180,000

 Webbs  
estate agents

## Summary

\*\*\* IDEAL FIRST HOME/INVESTMENT \*\* TRADITIONAL MID TERRACE \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* VERY WELL PRESENTED  
\*\* ENCLOSED LANDSCAPED GARDEN \*\* FULLY RENOVATED\*\* SIDE ENTRANCE\*\* VIEWING HIGHLY ADVISED \*\*\*

WEBBS ESTATE AGENTS are thrilled to bring to market this lovely THREE BEDROOM MID TERRACE home on Clarendon Street, a popular location benefitting from great local amenities including schools, shops, supermarkets and transport links.

Internally comprising of two reception rooms, modern kitchen and family bathroom on the ground floor. Upstairs features THREE well sized bedrooms. Externally there is a fully enclosed landscaped rear garden.

An extremely well presented home that is ideal for first time buyer, small family or investor. Call us TODAY to arrange your early viewing.

## Key Features

- TRADITIONAL TERRACE PROPERTY
- REFITTED KITCHEN
- FULLY RENOVATED
- SIDE ENTRANCE
- POPULAR LOCATION
- THREE DOUBLE BEDROOMS
- REFITTED BATHROOM
- TWO RECEPTION ROOMS
- LANDSCAPED REAR GARDEN
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING

## Rooms and Dimensions

### - Ground Floor -

#### Front Reception Room

11'10" x 11'10" (3.61m x 3.62m)

#### Rear Reception Room

12'3" x 11'9" (3.74m x 3.59m)

#### Kitchen

17'3" x 6'5" (5.27m x 1.96m)

#### Bathroom

8'10" x 6'5" (2.71m x 1.97m)

### - First Floor -

### Landing

#### Bedroom One

12'2" x 11'11" (3.73m x 3.65m)

#### Bedroom Two

12'7" x 8'5" (3.85m x 2.58m)

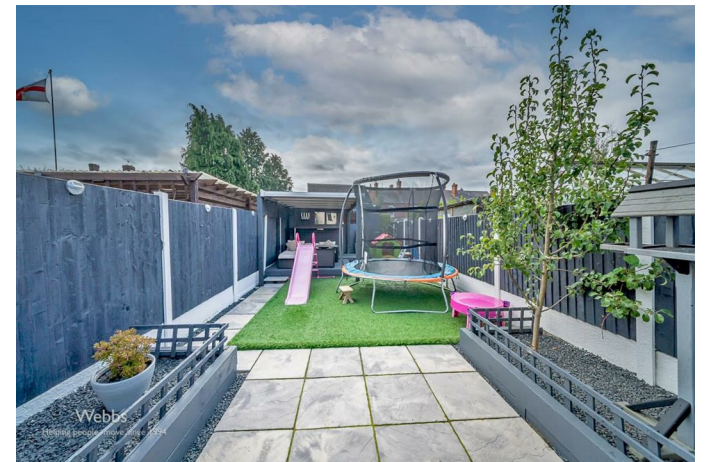
#### Bedroom Three

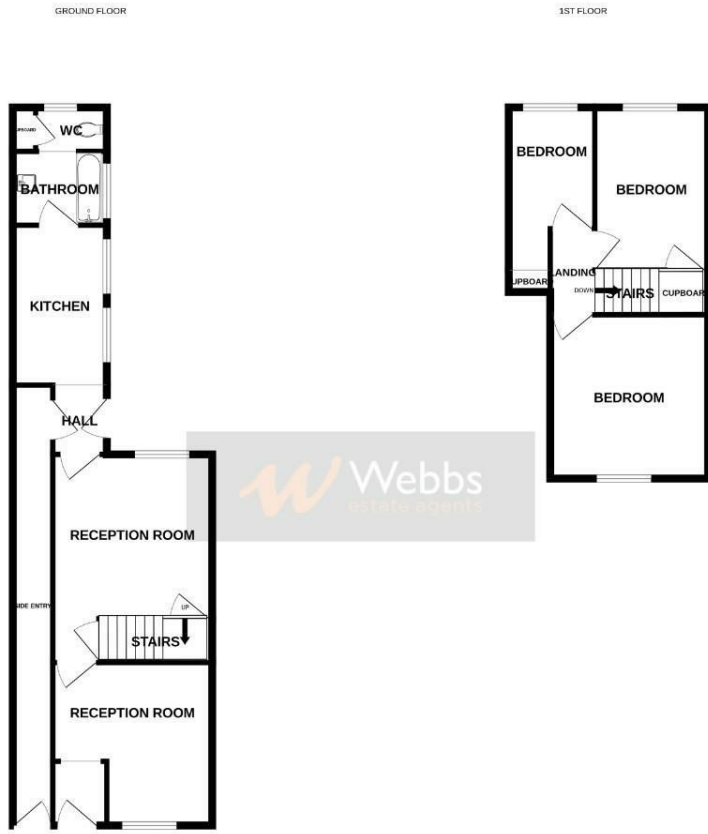
12'3" x 7'4" (3.75m x 2.25m)

### - Externally -

#### Enclosed Rear Garden







Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any errors, 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 Efficiency - lower energy costs</p> <p>100-120 kWh/m<sup>2</sup>/year <b>A</b></p> <p>120-135 kWh/m<sup>2</sup>/year <b>B</b></p> <p>135-150 kWh/m<sup>2</sup>/year <b>C</b></p> <p>150-180 kWh/m<sup>2</sup>/year <b>D</b></p> <p>180-220 kWh/m<sup>2</sup>/year <b>E</b></p> <p>220-255 kWh/m<sup>2</sup>/year <b>F</b></p> <p>255-300 kWh/m<sup>2</sup>/year <b>G</b></p>	<p>81</p>	<p>Key Annual CO<sub>2</sub> emissions - lower CO<sub>2</sub> emissions</p> <p>10-15 tCO<sub>2</sub>/year <b>A</b></p> <p>15-20 tCO<sub>2</sub>/year <b>B</b></p> <p>20-25 tCO<sub>2</sub>/year <b>C</b></p> <p>25-30 tCO<sub>2</sub>/year <b>D</b></p> <p>30-35 tCO<sub>2</sub>/year <b>E</b></p> <p>35-40 tCO<sub>2</sub>/year <b>F</b></p> <p>40-45 tCO<sub>2</sub>/year <b>G</b></p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>