



Clockmill Road | Walsall | WS3 4AH

Asking Price £240,000

 **Webbs**
estate agents

Summary

****THREE BEDROOM END OF TERRACE** IMMACULATLEY PRESENTED** REFFITED KITCHEN** REFFITED BATHROOM** PAVED DRIVEWAY TO THE FRONT** THREE SIZABLE BEDROOMS** LARGE PRIVATE AND ENCLOSED REAR GARDEN** NO ONWARD CHAIN** LANDSCAPED REAR GARDEN****

Webbs Estate Agents are pleased to bring to market this much improved and well presented three bedroom home being close to all local amenities. This home in brief comprises of: Entrance hall, lounge and stunning refitted kitchen diner to the ground floor. on the first floor there are three generous bedrooms and a refitted family bathroom. To the rear there is a low maintenance private and enclosed landscaped rear garden with a two paved patio areas, artificial lawn and raised boarders. Call Webbs on 01922 663399 to secure your viewing!!

Key Features

- MUCH IMPROVED THREE BEDROOM END OF TERRACE
- REFFITED KITCHEN DINER
- REFITTED FAMILY BATHROOM
- LANDSCAPED LOW MAINTANCE REAR GARDEN
- NO ONWARD CHAIN
- BLOCK PAVED DRIVEWAY TO THE FRONT
- IMMACULATLEY PRESENTED
- POPULAR LOCATION
- CLOSE TO ALL LOCAL AMENITIES
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING

Rooms and Dimensions

Lounge

13'11" x 12'9" (4.25m x 3.89m)

Kitchen

9'6" x 16'0" (2.90m x 4.88m)

Family Bathroom

Bedroom One

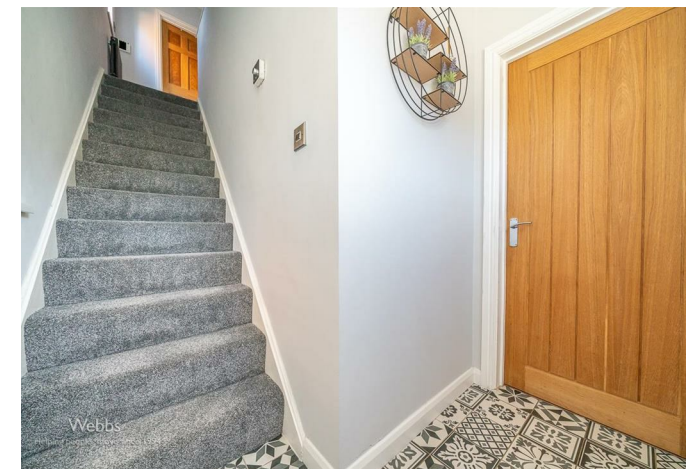
12'10" x 8'11" (3.92m x 2.74m)

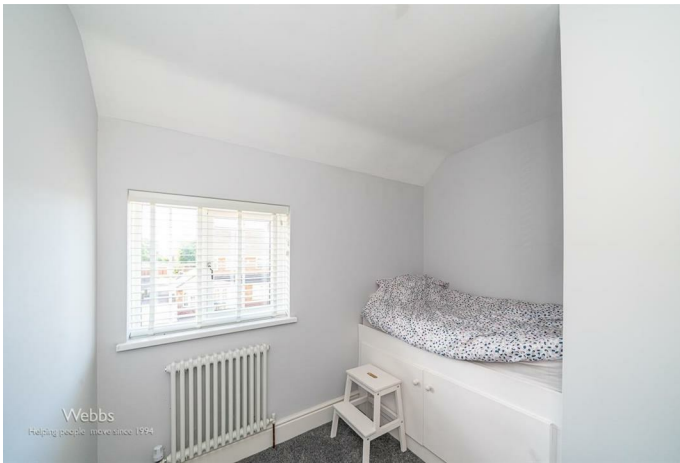
Bedroom Two

10'9" x 6'7" (3.28m x 2.03m)

Bedroom Three

7'6" x 8'10" (2.29m x 2.70m)





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 ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs 100-105 kWh/m ² /year A	86	Best environmental impact - lower CO ₂ emissions 100-105 g/m ² /year A	86
105-110 kWh/m ² /year B	72	100-105 g/m ² /year B	72
110-115 kWh/m ² /year C		105-110 g/m ² /year C	
115-120 kWh/m ² /year D		110-115 g/m ² /year D	
120-125 kWh/m ² /year E		115-120 g/m ² /year E	
125-130 kWh/m ² /year F		120-125 g/m ² /year F	
130-135 kWh/m ² /year G		125-130 g/m ² /year G	
135-140 kWh/m ² /year G		130-135 g/m ² /year G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	