



Clockmill Road | Walsall | WS3 4AH

Asking Price £235,000



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
- REFFITED 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)

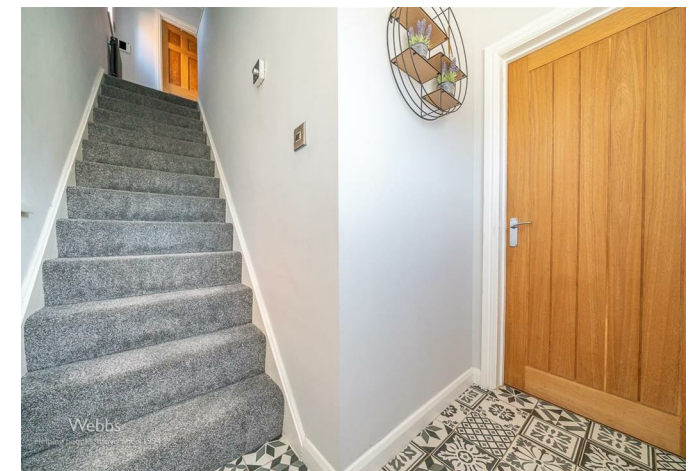
Bedroom Two

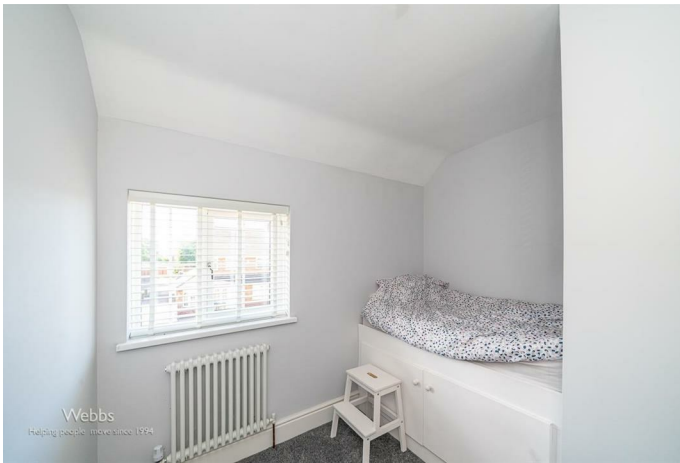
10'9" x 6'7" (3.28m x 2.03m)

Bedroom Three

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

Identification Checks





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 gCO ₂ /m ² /year A	86
105-110 kWh/m ² /year B	72	100-105 gCO ₂ /m ² /year B	72
110-115 kWh/m ² /year C		105-110 gCO ₂ /m ² /year C	
115-120 kWh/m ² /year D		110-115 gCO ₂ /m ² /year D	
120-125 kWh/m ² /year E		115-120 gCO ₂ /m ² /year E	
125-130 kWh/m ² /year F		120-125 gCO ₂ /m ² /year F	
130-135 kWh/m ² /year G		125-130 gCO ₂ /m ² /year G	
135-140 kWh/m ² /year G		130-135 gCO ₂ /m ² /year G	
140-145 kWh/m ² /year G		135-140 gCO ₂ /m ² /year G	
145-150 kWh/m ² /year G		140-145 gCO ₂ /m ² /year G	
150-155 kWh/m ² /year G		145-150 gCO ₂ /m ² /year G	
155-160 kWh/m ² /year G		150-155 gCO ₂ /m ² /year G	
160-165 kWh/m ² /year G		155-160 gCO ₂ /m ² /year G	
165-170 kWh/m ² /year G		160-165 gCO ₂ /m ² /year G	
170-175 kWh/m ² /year G		165-170 gCO ₂ /m ² /year G	
175-180 kWh/m ² /year G		170-175 gCO ₂ /m ² /year G	
180-185 kWh/m ² /year G		175-180 gCO ₂ /m ² /year G	
185-190 kWh/m ² /year G		180-185 gCO ₂ /m ² /year G	
190-195 kWh/m ² /year G		185-190 gCO ₂ /m ² /year G	
195-200 kWh/m ² /year G		190-195 gCO ₂ /m ² /year G	
200-205 kWh/m ² /year G		195-200 gCO ₂ /m ² /year G	
205-210 kWh/m ² /year G		200-205 gCO ₂ /m ² /year G	
210-215 kWh/m ² /year G		205-210 gCO ₂ /m ² /year G	
215-220 kWh/m ² /year G		210-215 gCO ₂ /m ² /year G	
220-225 kWh/m ² /year G		215-220 gCO ₂ /m ² /year G	
225-230 kWh/m ² /year G		220-225 gCO ₂ /m ² /year G	
230-235 kWh/m ² /year G		225-230 gCO ₂ /m ² /year G	
235-240 kWh/m ² /year G		230-235 gCO ₂ /m ² /year G	
240-245 kWh/m ² /year G		235-240 gCO ₂ /m ² /year G	
245-250 kWh/m ² /year G		240-245 gCO ₂ /m ² /year G	
250-255 kWh/m ² /year G		245-250 gCO ₂ /m ² /year G	
255-260 kWh/m ² /year G		250-255 gCO ₂ /m ² /year G	
260-265 kWh/m ² /year G		255-260 gCO ₂ /m ² /year G	
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275-280 kWh/m ² /year G		270-275 gCO ₂ /m ² /year G	
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310-315 kWh/m ² /year G		305-310 gCO ₂ /m ² /year G	
315-320 kWh/m ² /year G		310-315 gCO ₂ /m ² /year G	
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360-365 kWh/m ² /year G		355-360 gCO ₂ /m ² /year G	
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740-745 kWh/m ² /year G		735-740 gCO ₂ /m ² /year G	
745-750 kWh/m ² /year G		740-745 gCO ₂	