



Lichfield Road | Walsall | WS3 3BJ

£290,000

 **Webbs**  
estate agents

## Summary

\*\* TRADITIONAL SEMI DETACHED HOUSE \*\* EXTENDED \*\* DECEPTIVELY SPACIOUS \*\* NO ONWARD CHAIN \*\* INTERNAL VIEWING ADVISED \*\* THREE GOOD BEDROOMS TO FIRST FLOOR \*\* KITCHEN \*\* BREAKFAST ROOM \*\* GUEST WC \*\* LIVING ROOM \*\* SITTING/ DINING ROOM \*\* GARDEN/DAY ROOM \*\* SHOWER ROOM WC \*\* DRIVEWAY WITH PLENTY OF PARKING \*\* PRIVATE MATURE REAR GARDEN \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* GARAGE \*\* MANY RETAINED ORIGINAL FEATURES \*\*

Webbs Estate Agents have pleasure in offering this extended traditional semi detached home situated in a popular and convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Entrance porch, Reception hallway, Living room, breakfast room, kitchen, sitting/dining room, garden/day room, utility area and guest WC. The first floor landing leads to three good sized bedrooms and shower room with WC. Externally there is a driveway with ample parking to the fore, garage and a private mature rear garden. For a viewing please call our BLOXWICH OFFICE on 01922 663399..

## Key Features

- TRADITIONAL EXTENDED SEMI DETACHED HOME
- FANTASTIC POTENTIAL TO IMPROVE AND EXTEND(STP)
- THREE RECEPTION ROOMS
- SHOWER ROOM WC AND GUEST WC
- PRIVATE MATURE REAR GARDEN
- NO ONWARD CHAIN
- THREE BEDROOMS
- KITCHEN
- GENEROUS FRONTAGE WITH GARAGE
- CLOSE TO SCHOOLS, SHOPS AND AMENITIES

## Rooms and Dimensions

### Entrance porch

### Reception hallway

### Living room

12'2" x 12'0" (3.72m x 3.68m)

### Sitting/dining room

12'4" x 10'4" (3.78m x 3.15m)

### Garden/day room

11'11" x 8'6" (3.65m x 2.60m)

### Breakfast room

8'2" x 8'6" (2.49m x 2.60m)

### Kitchen

10'11" x 9'5" (3.35m x 2.89m)

### Side utility room

### Downstairs WC

### First floor landing

### Bedroom one

12'4" plus bay x 12'0" (3.76m plus bay x 3.67m)

### Bedroom two

12'4" x 11'6" (3.78m x 3.51m)

### Bedroom three

8'6" x 6'11" (2.61m x 2.11m)

### Shower room WC

### Front garden with driveway

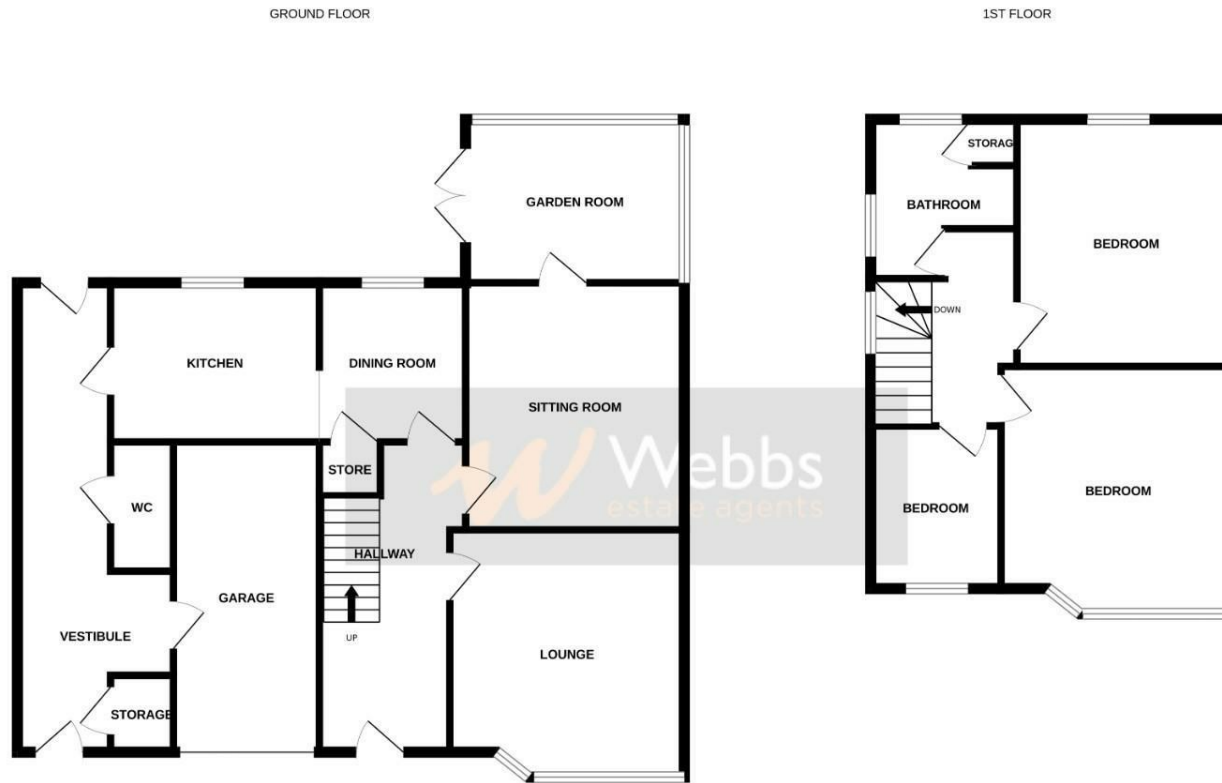
### Single garage

### Private mature rear garden

### Identification Checks







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 - Yearly energy costs</p> <p>100-125 £/annum <b>A</b></p> <p>125-150 £/annum <b>B</b></p> <p>150-175 £/annum <b>C</b></p> <p>175-200 £/annum <b>D</b></p> <p>200-225 £/annum <b>E</b></p> <p>225-250 £/annum <b>F</b></p> <p>250-300 £/annum <b>G</b></p>	<p>83</p>	<p>Key Annual CO<sub>2</sub> Emissions - Yearly CO<sub>2</sub> emissions</p> <p>10-15 tCO<sub>2</sub>e/annum <b>A</b></p> <p>15-20 tCO<sub>2</sub>e/annum <b>B</b></p> <p>20-25 tCO<sub>2</sub>e/annum <b>C</b></p> <p>25-30 tCO<sub>2</sub>e/annum <b>D</b></p> <p>30-35 tCO<sub>2</sub>e/annum <b>E</b></p> <p>35-40 tCO<sub>2</sub>e/annum <b>F</b></p> <p>40-45 tCO<sub>2</sub>e/annum <b>G</b></p>	<p>61</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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