



Ashtree Road | Walsall | WS3 4LR

Guide Price £170,000

 **Webb's**  
estate agents



## Summary

**\*\*MODERN METHOD OF AUCTION\*\* BUYER TO PAY RESERVATION FEE\*\*\*\*TWO BEDROOM SEMI DETACHED HOME\*\*ENTRANCE PORCH AND HALL\*\* LIVING KITCHEN DINER\*\* FITTED KITCHEN\*\* CONSERVATORY TO THE REAR\*\* TWO DOUBLE BEDROOM\*\*FITTED BATHROOM\*\* PRIVATE AND ENCLOSED REAR GARDEN\*\* CLOSE TO ALL LOCAL AMENITIES\*\***

Webbs Estate Agents are pleased to bring to market this much improved two bedroom home close to all local amenities including ideal location for Pelsall Village, shops, schools and road links. In brief this home offers a paved front garden.

Internally this home comprises of: A paved front garden and driveway leading porch, entrance hall, living kitchen diner and conservatory,

On the first floor there are two generous double bedrooms and family bathroom.

To the rear there is a private and enclosed mature rear garden that is mainly laid to lawn and a paved patio area.

Call Webbs on 01922 663399 to secure your viewing today!!!

## Key Features

- TWO BEDROOM SEMI DETACHED HOME
- RENOVATED AND OFSTREET PARKING
- CONSERVATORY TO THE REAR
- FITTED KITCHEN AND BATHROOM
- POPULAR LOCATION CLOSE TO ALL LOCAL AMENITIES
- NO ONWARD CHAIN
- OPEN PLAN LIVING KITCHEN DINER
- TWO DOUBLE BEDROOMS
- PRIVATE AND ENCLOSED REAR GARDEN
- CALL WEBBS ON 01922663399 TO SECURE YOUR VIEWING TODAY!!!

## Rooms and Dimensions

### Porch

### Entrance Hall

### Living Kitchen Diner

23'7" x 16'4", 150'11" (7.19m x 5.46m)

### Conservatory

15'1" x 8'9" (4.62m x 2.67m)

### First Floor Landing

### Family Bathroom

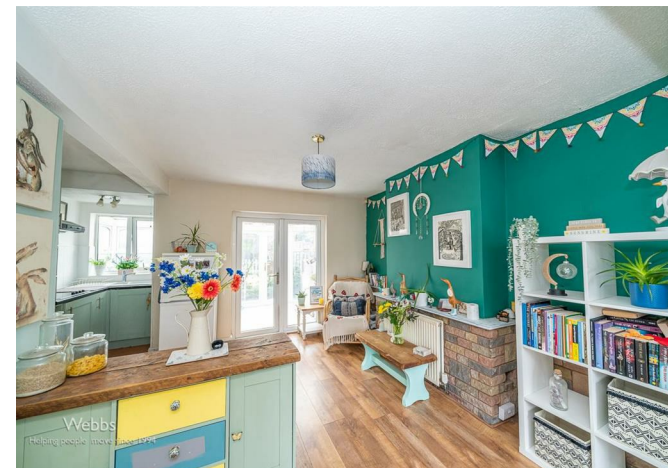
### Bedroom One

18'4" x 10'5" (5.59m x 3.2m)

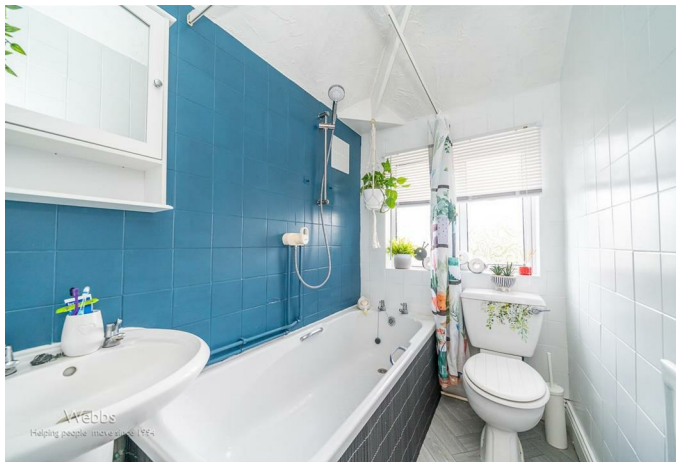
### Bedroom Two

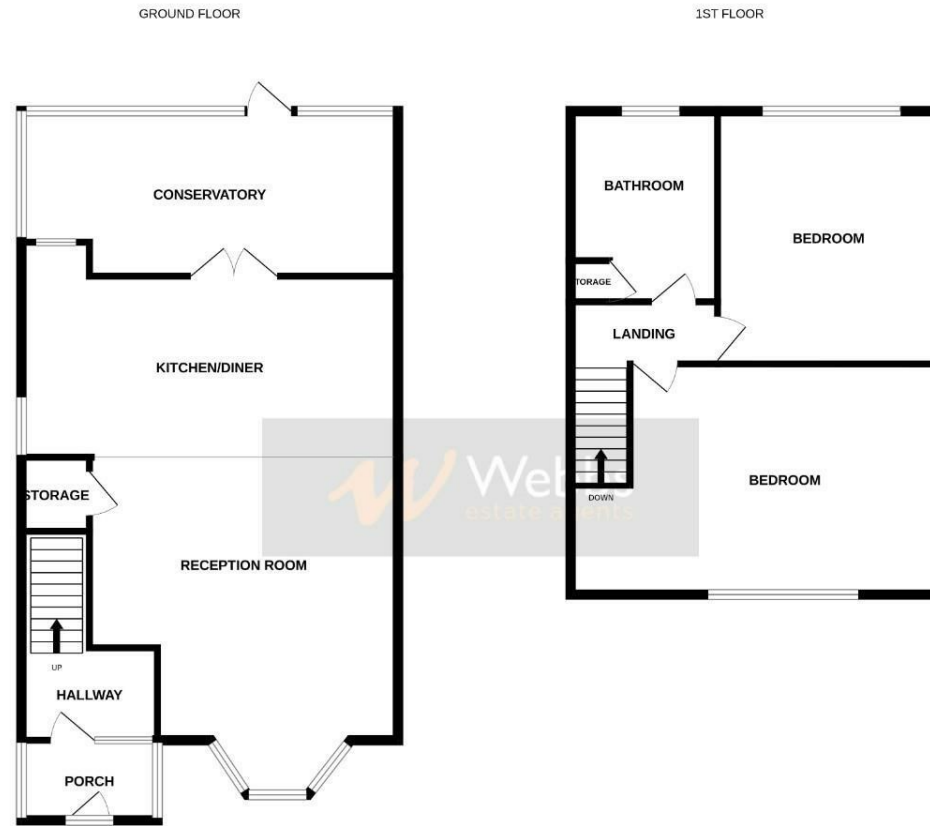
12'9" x 10'0" (3.91m x 3.07)

### Identification Checks



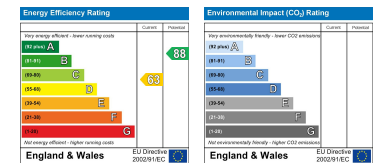






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



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