



Harrison Street | Walsall | WS3 3HW

Asking Price £160,000

 **Webbs**  
estate agents

## Summary

**\*\*THREE BEDROOM END OF TERRACE HOME\*\*SPREAD ACROSS THREE FLOORS\*\*LIVING DINING ROOM\*\*EXTENDED FITTED KITCHEN\*\*THREE DOUBLE BEDROOMS\*\*FITTED BATHROOM\*\*POPULAR LOCATION\*\*CLOSE TO ALL LOCAL AMENITIES\*\***

Webbs Estate Agents are pleased to bring to market this three bed three storey mid terrace home situated a stone throw from Bloxwich High Street and all local amenities it has to offer including shops, schools, road and transport links.

This home in brief offer: lounge diner, hallway with stairs to the first floor and extended fitted kitchen.

On the first floor there are two double bedrooms and fitted bathroom, on the second floor there is the loft room with skylight to the front.

Externally, there is a private and enclosed rear garden with shared access to the rear.

## Key Features

- THREE STOREY TERRACE HOME
- LOUNGE DINER
- LOFT ROOM
- ON STREET PARKING
- CLOSE TO BLOXWICH HIGH STREET
- EXTENDED KITCHEN
- ALL DOUBLE BEDROOMS
- REAR GARDEN
- POPULAR LOCATION
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING TODAY

## Rooms and Dimensions

### Lounge Diner

23'11" x 22'10" (7.291m x 6.983m)

### Hall

### Kitchen

6'2" x 20'0" (1.896m x 6.111)

### First Floor Landing

### Family Bathroom

### Bedroom One

12'2" x 10'2" (3.711m x 3.114m)

### Bedroom Two

12'7" x 9'9" (3.847m x 2.993m)

### Second Floor

### Loft Room

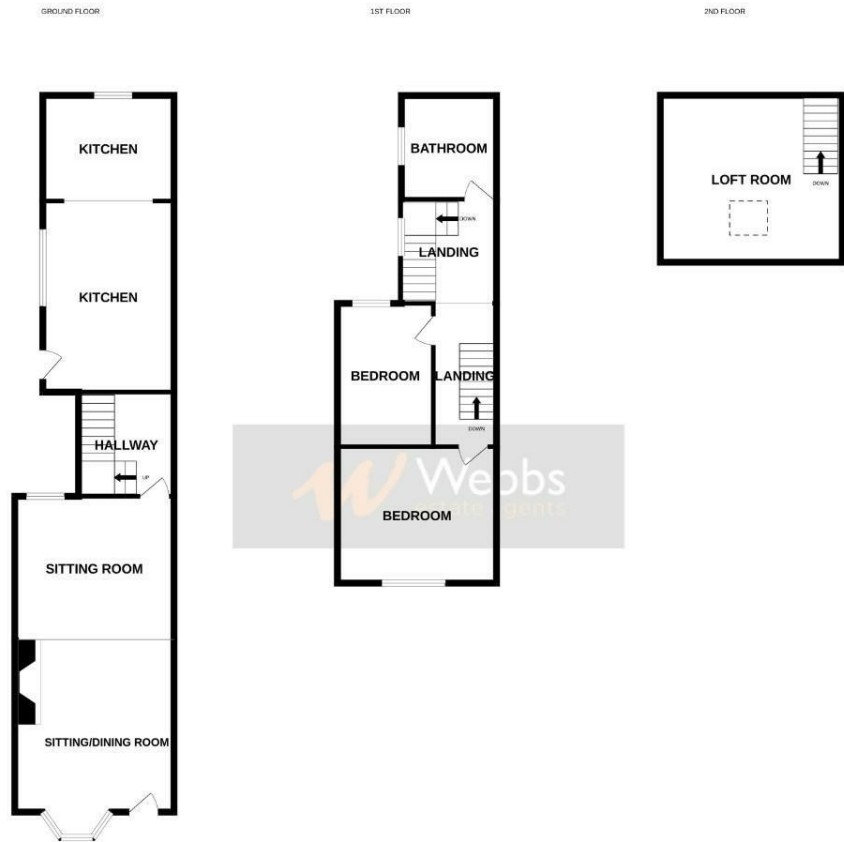
13'11" x 12'10" (4.244m x 3.936m)

### 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 errors, omissions 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>Pay average energy bills - lower energy costs</p> <p>100 kWh/m<sup>2</sup> A</p> <p>105-120 kWh/m<sup>2</sup> B</p> <p>120-135 kWh/m<sup>2</sup> C</p> <p>135-150 kWh/m<sup>2</sup> D</p> <p>150-170 kWh/m<sup>2</sup> E</p> <p>170-200 kWh/m<sup>2</sup> F</p> <p>200+ kWh/m<sup>2</sup> G</p>	<p>82</p>	<p>Pay monthly energy bills - lower CO<sub>2</sub> emissions</p> <p>100 g/m<sup>2</sup> A</p> <p>105-110 g/m<sup>2</sup> B</p> <p>110-120 g/m<sup>2</sup> C</p> <p>120-135 g/m<sup>2</sup> D</p> <p>135-155 g/m<sup>2</sup> E</p> <p>155-175 g/m<sup>2</sup> F</p> <p>175+ g/m<sup>2</sup> G</p>	<p>57</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC