



Webbs

Helping people move since 1994

Penderel Street | Walsall | WS3 3ED

Asking Price £185,000

 **Webbs**
estate agents

Summary

****THREE BEDROOM END OF TERRACE** DRIVEWAY**LOUNGE WITH LOG BURNER** KITCHEN DINER**GUEST WC** THREE GENEROUS BEDROOMS**REFITTED BATHROOM**PRIVATE AND ENCLOSED REAR GARDEN**POPULAR AREA**CLOSE TO ALL LOCAL AMENITIES****

Webbs Estate Agents are pleased to bring to market this improved three bedroom end of terrace situated within a popular location close to all local amenities including shops, school, road and transport links.

In brief this home offers a paved front driveway with canopied entrance. Internally there is entrance hall, lounge with log burner and bow window, fitted kitchen diner with separate guest WC.

On the first floor there are three generous bedrooms and en suite bathroom to the master bedroom.

To the rear there is a private and enclosed lawned garden with paved patio area.

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

Key Features

- THREE BEDROOM END OF TERRACE
- LOUNGE WITH LOG BURNER
- GUEST WC
- ENSUITE TO MASTER BEDROOM
- CLOSE TO ALL LOCAL AMENITIES
- BLOCK PAVED DRIVEWAY
- KITCHEN DINER
- THREE GENEROUS BEDROOMS
- POPULAR LOCATION
- CALL WEBBS ON 01922663399 TO SECURE YOUR VIEWING TODAY!!!

Rooms and Dimensions

Entrance Hall

Lounge

13'2" x 12'8" (4.036m x 3.870m)

Kitchen

6'11" x 14'0" (2.130m x 4.270m)

Guest WC

First Floor

Bedroom One

11'0" x 10'2" (3.362m x 3.111m)

Bathroom

8'1" x 5'7" (2.469m x 1.704m)

Bedroom two

10'5" x 7'10" (3.182m x 2.399m)

Bedroom Three

7'8" x 9'0" (2.35m x 2.747m)

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 ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency: A 100-120 kWh/m ²	Energy Efficiency: B 80-100 kWh/m ²	Environmental Impact: B 100-120 g/m ²	Environmental Impact: C 80-100 g/m ²
Energy Efficiency: C 60-80 kWh/m ²	Energy Efficiency: D 40-60 kWh/m ²	Environmental Impact: D 60-80 g/m ²	Environmental Impact: E 40-60 g/m ²
Energy Efficiency: E 20-40 kWh/m ²	Energy Efficiency: F 10-20 kWh/m ²	Environmental Impact: F 20-40 g/m ²	Environmental Impact: G 10-20 g/m ²
Energy Efficiency: G 1-10 kWh/m ²		Environmental Impact: G 1-10 g/m ²	

Energy Efficiency Rating: **85** (Current), **70** (Potential)
 Environmental Impact (CO₂) Rating: **B** (Current), **C** (Potential)

England & Wales | EU Directive 2002/91/EC