



Hilton Close | Walsall | WS3 2SA

Offers Over £170,000





## Summary

**\*\* MID TERRACED HOUSE \*\* DECEPTIVELY SPACIOUS \*\* IN NEED OF SOME UPDATING \*\* GROUND FLOOR WC \*\* THREE BEDROOMS \*\* BATHROOM WITH SHOWER AND WC \*\* DOWNSTAIRS WC \*\* LIVING ROOM \*\* KITCHEN DINING ROOM \*\* REAR GARDEN \*\* DOUBLE GLAZING \*\* WARM AIR HEATING \*\* NO UPWARD CHAIN \*\***

Webbs Estate Agents have pleasure in offering this mid terraced home in need of some updating and 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 , guest WC, kitchen dining room, living room, The first floor landing leads to three bedrooms and bathroom with shower and WC. Externally there are gardens to the front and rear. For a viewing please call 01922 663399.

## Key Features

- MID TERRACED PROPERTY
- THREE BEDROOMS
- KITCHEN DINING ROOM
- FRONT AND REAR GARDENS
- CLOSE TO AMENITIES, SHOPS AND SCHOOLS
- NO ONWARD CHAIN
- LIVING ROOM
- BATH/SHOWER ROOM WITH WC AND FURTHER DOWNSTAIRS WC
- DOUBLE GLAZING AND WARM AIR HEATING

## Rooms and Dimensions

### Reception hall

### Guest WC

### Living room

15'1" x 11'6" (4.60m x 3.52m)

### Kitchen dining room

17'7" x 8'5" (5.38m x 2.59m)

### First floor landing

### Bedroom one

11'10" x 9'8" (3.62m x 2.97m)

### Bedroom two

12'4" x 9'8" (3.78m x 2.96m)

### Bedroom three

8'7" x 7'7" (2.62m x 2.33m)

### Bathroom with shower and WC

6'0" x 5'7" (1.83m x 1.71m)

### Front garden

### Private rear garden

### Identification checks - C







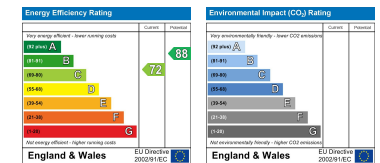
GROUND FLOOR

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.



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