



Locket Close | Walsall | WS2 0LX

Asking Price £170,000

 **Webbs**  
estate agents

## Summary

**\*\*THREE BEDROOM END OF TERRACE\*\*PARKING TO THE REAR\*\*CONSERVATORY TO THE REAR\*\*KITCHEN DINER\*\*SEPERATE LOUNGE\*\*GUEST WC\*\*THREE GENEROUS BEDROOMS\*\*FITTED BATHROOM\*\*POPULAR LOCATION\*\*CUL-DE-SAC\*\*OPEN FIELDS TO THE REAR\*\*VIEWING IS ESSENTIAL\*\*NO ONWARD CHAIN\*\***

Nestled in a peaceful cul-de-sac with views of open fields, this charming three-bedroom end-of-terrace home on Locket Close offers comfortable and versatile living spaces ideal for families or professionals.

The property welcomes you with an entrance porch, leading into a spacious hallway complete with a guest WC. The heart of the home is the bright kitchen diner, perfect for family meals or entertaining guests, which opens seamlessly into a conservatory that floods the space with natural light and provides a tranquil retreat overlooking the garden. To the front of the home is the generous lounge.

Upstairs, the first floor comprises three well-proportioned bedrooms, each offering ample space, and a fitted bathroom designed for relaxation.

## Key Features

- THREE BEDROOM END OF TERRACE
- KITCHEN DINER
- CONSERVATORY TO THE REAR
- THREE GENEROUS BEDROOMS
- POPULAR LOCATION
- PARKING TO THE REAR
- SEPERATE LOUNGE
- GUEST WC
- FITTED BATHROOM
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING TODAY!!!

## Rooms and Dimensions

### Identification Checks B

### Entrance Porch

### Entrance Hall

### Guest WC

### Kitchen Diner

17'8" x 12'1" (5.389m x 3.700m)

### Lounge

11'3" x 14'9" (3.432m x 4.507m)

### Conservatory

13'1" x 8'10" (4.000m x 2.706m)

### First Floor Landing

### Bedroom One

10'2" x 12'5" (3.118m x 3.803m)

### Bedroom Two

13'1" x 11'6" (3.994m x 3.525m)

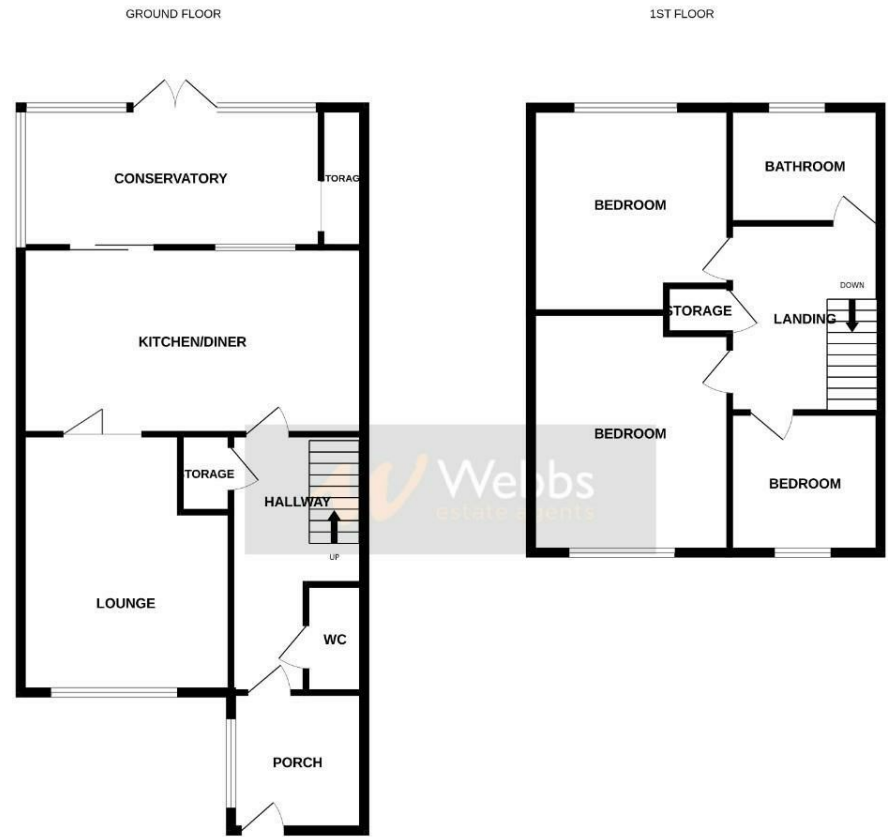
### Bedroom Three

7'10" x 8'8" (2.409m x 2.646m)

### Family Bathroom







Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix ©2024

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 Efficiency - lower energy costs</p> <p>100-120 kWh/m<sup>2</sup>/year <b>A</b></p> <p>90-100 kWh/m<sup>2</sup>/year <b>B</b></p> <p>80-90 kWh/m<sup>2</sup>/year <b>C</b></p> <p>70-80 kWh/m<sup>2</sup>/year <b>D</b></p> <p>60-70 kWh/m<sup>2</sup>/year <b>E</b></p> <p>50-60 kWh/m<sup>2</sup>/year <b>F</b></p> <p>40-50 kWh/m<sup>2</sup>/year <b>G</b></p> <p>Not energy efficient - higher energy costs</p>	<p>72</p> <p>85</p>	<p>Key Average Emissions - lower CO<sub>2</sub> emissions</p> <p>100-120 g/kWh <b>A</b></p> <p>90-100 g/kWh <b>B</b></p> <p>80-90 g/kWh <b>C</b></p> <p>70-80 g/kWh <b>D</b></p> <p>60-70 g/kWh <b>E</b></p> <p>50-60 g/kWh <b>F</b></p> <p>40-50 g/kWh <b>G</b></p> <p>Not energy efficient - higher CO<sub>2</sub> emissions</p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>