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**Rochester Croft | Walsall | WS2 8YA**

**Offers Over £200,000**

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estate agents



## Summary

**\*\* MID TERRACE FAMILY HOME \*\* POPULAR LOCATION \*\* VIEWING ADVISED \*\* THREE BEDROOMS \*\* FAMILY BATHROOM \*\* SPACIOUS LIVING ROOM \*\* KITCHEN/DINER \*\* AMPLE DRIVEWAY PARKING \*\* ENCLOSED REAR GARDEN \*\* UPVC DOUBLE GLAZED \*\* GAS CENTRAL HEATING \*\***

Webbs Estate Agents have pleasure in offering for sale this mid terrace family home, situated on a popular residential development, being close to all local amenities, shops and schools. Briefly comprising: hallway, living room and kitchen/diner. To the first floor, the landing leads to three bedrooms, and a family bathroom. Externally there is ample driveway parking and an enclosed rear garden with storage shed. EARLY VIEWING IS ADVISED!

## Key Features

- MID TERRACE
- DRIVEWAY PARKING
- KITCHEN / DINER
- FAMILY BATHROOM
- UPVC DG & GCH
- POPULAR LOCATION
- LOUNGE
- 3 BEDROOMS
- ENCLOSED REAR GARDEN
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### HALLWAY

### LIVING ROOM

13'10" x 10'3" (4.23 x 3.13)

### KITCHEN / DINER

13'4" x 8'1" (4.08 x 2.48)

### FIRST FLOOR LANDING

### BEDROOM ONE

8'11" x 10'9" (2.74 x 3.29)

### BEDROOM TWO

8'11" x 11'4" (2.74 x 3.46)

### BEDROOM THREE

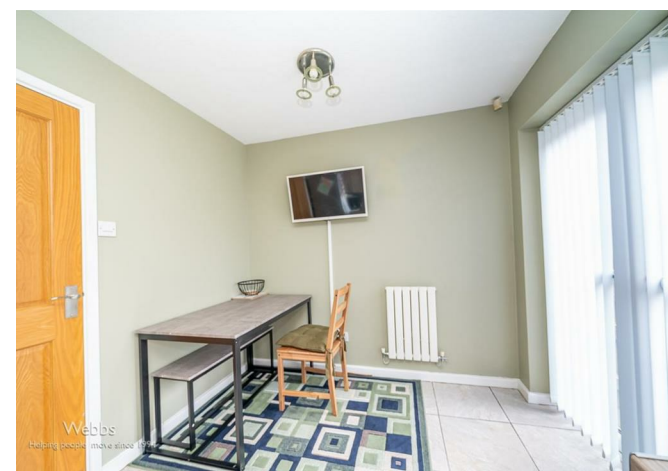
8'2" x 7'11" (2.5 x 2.42)

### FAMILY BATHROOM

7'3" x 7'2" (2.23 x 2.19)

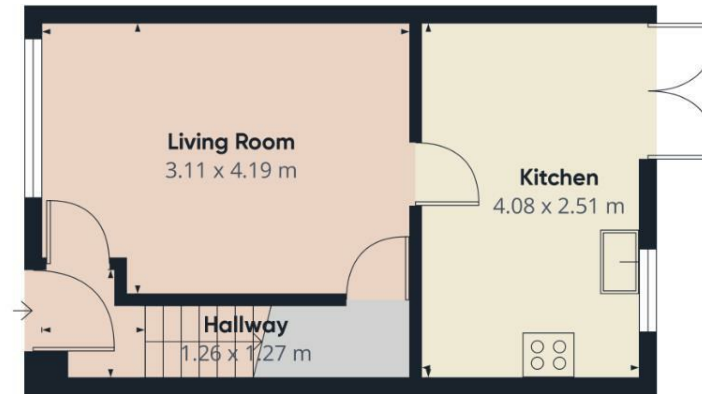
### OUTSIDE

### Identification Checks

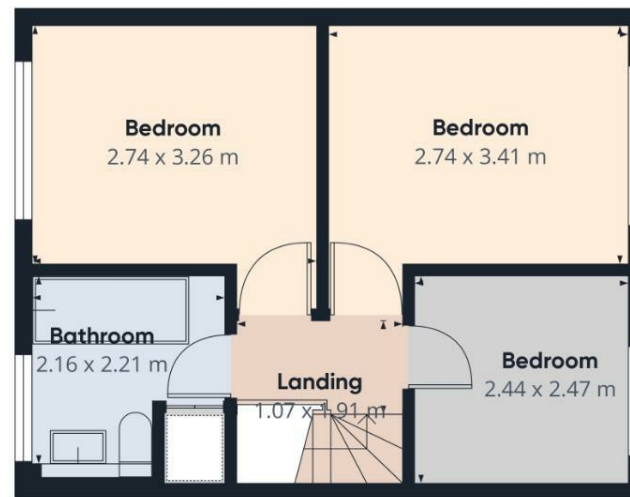








Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
59.26 m<sup>2</sup>

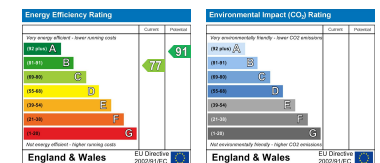
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE 360**

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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