

Oak Avenue | Walsall | WS2 0HY
Auction Guide £145,000



## **Summary**

\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\*THREE BEDROOM SEMI DETACHED HOME\*\*CONSERVATORY TO THE REAR\*\*TWO RECPETION ROOMS\*\*UTILITY AREA\*\*FITTED KITCHEN\*\*FITTED BATHROOM\*\*POPULAR LOCATION\*\*VIEWING IS HIGHLY RECCOMENDED\*\*\*

Located on the sought-after Oak Avenue, this much-improved three-bedroom semi-detached home offers a blend of modern comfort and charming character. The property is set back with a gravelled, walled driveway and a paved pathway leading to an enclosed porch, creating a welcoming first impression.

The ground floor comprises a spacious hallway, a bright and airy lounge, a well-fitted kitchen, and a dining room that opens into a conservatory overlooking the rear garden. Adjacent to the kitchen is a convenient utility area with two additional storage spaces, ideal for everyday living.

Upstairs, the first floor features three generously sized bedrooms and a well-appointed fitted bathroom, providing ample space for family living.

To the rear, the landscaped garden is a true highlight, mainly laid to lawn with a gravelled patio area, perfect for outdoor entertaining or relaxation.

This beautifully presented home is ready to welcome its next owners

Call Webbs Estate Agents today to secure your viewings today on 01922 663399!!!!

## **Key Features**

- THREE BEDROOM SEMI DETACHED HOME
- CONSERVATORY TO THE REAR
- FITTED KITCHEN
- DRIVEWAY
- CLOSE TO ALL LOCAL AMENITIES

- TWO RECPETION ROOMS
- UTILITY AREA
- FITTED BATHROOM
- POPULAR LOCATION
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING TODAY!!!

## **Rooms and Dimensions**

Identification Checks B

**Entrance Porch** 

Hall

Lounge

12'9" x 12'5" (3.898m x 3.807m)

Kitchen

9'4" x 8'10" (2.857m x 2.701m)

**Dining Room** 

13'4" x 9'7" (4.071m x 2.945m)

**Utility Room** 

8'7" x 5'7" (2.627m x 1.706m)

## First Floor Landing

**Family Bathroom** 

6'5" x 5'6" (1.960m x 1.686m)

**Bedroom One** 

13'6" x 12'5" (4.139m x 3.791m)

**Bedroom Two** 

12'5" x 9'5" (3.803m x 2.881m)

**Bedroom Three** 

9'1" x 7'11" (2.782m x 2.435m)

**Auctioners Comments** 











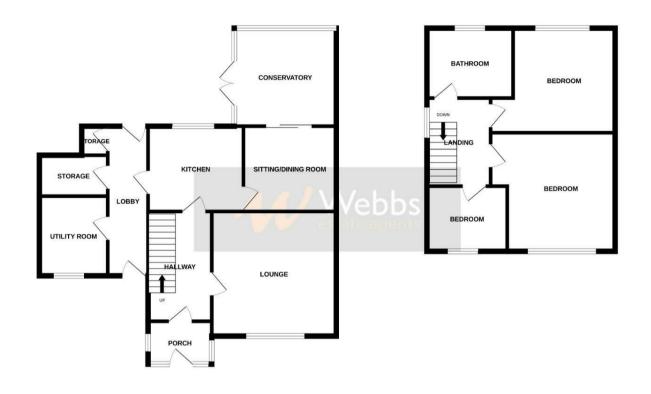








GROUND FLOOR 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the footplen contained here measurements of doors, windows, come and any other learns are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have hote been ested and no guarantee as to their operability or efficiency; can be given.

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