



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**PORCH**DRIVEWAY TO THE FRONT**THREE GENEROUS BEDROOMS**LANDSCAPED GARDEN**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)

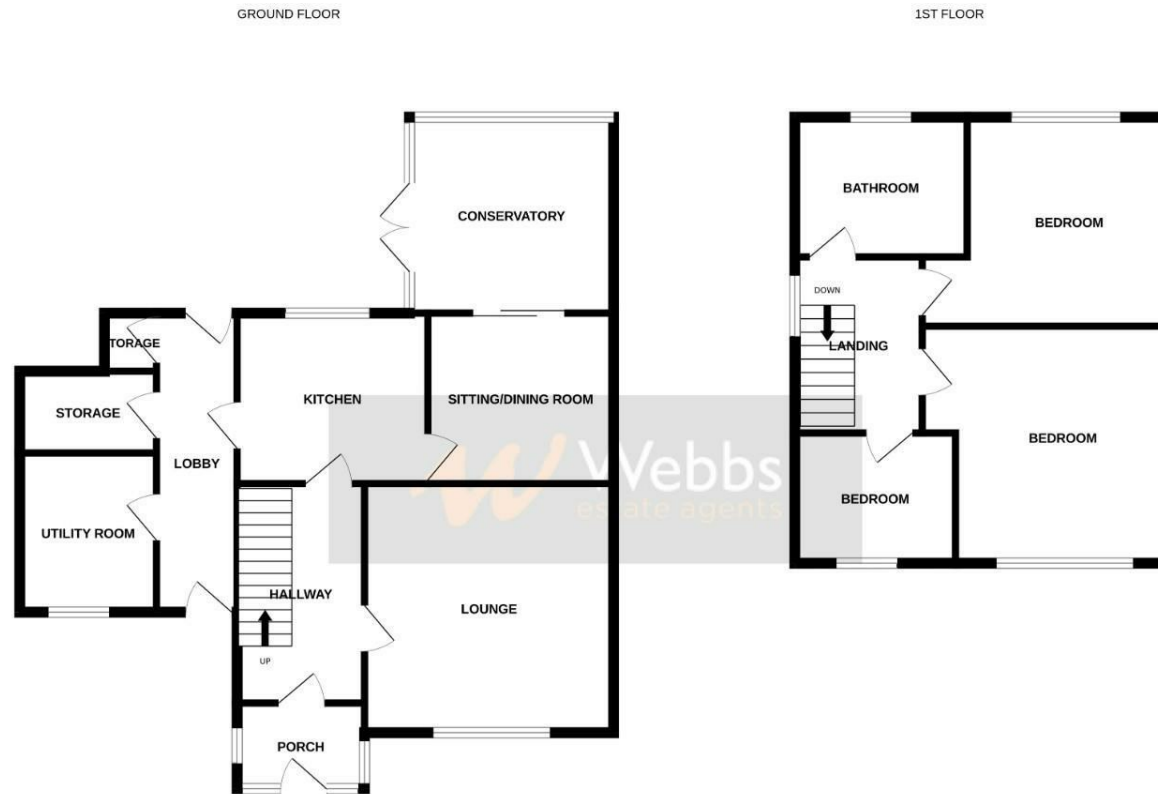
Bedroom Three

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

Auctioners Comments

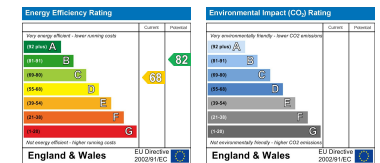






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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