



Webbs

Helping people move since 1994

**Bell Lane | Walsall | WS3 2JW**

**Auction Guide £200,000**

 **Webbs**  
estate agents



# Summary

\*\* SOLD BY MODERN METHOD OF AUCTION \*\*\* BUYERS FEES APPLY \*\* FOUR BEDROOM TOWN HOUSE \*\* NO ONWARD CHAIN \*\* KITCHEN DINER \*\* LOUNGE \*\* VERSATILE LAYOUT \*\* GENEROUSLY SIZED BEDROOMS \*\* GUEST WC \*\* NO ONWARD CHAIN \*\* POPULAR LOCATION\*\*PARKING TO THE REAR \*\* FRONT AND REAR GARDEN \*\* VIEWING ESSENTIAL\*\*

Welcome to this spacious and versatile town house on Bell Lane, offering ample living accommodation across three floors, perfect for families or those needing flexible space. With a lawned front garden, private rear garden, and gated parking, this home combines practicality with comfort in a desirable location. The property opens into a welcoming entrance hall, leading to a bright and spacious kitchen diner, ideal for family meals or entertaining. The large lounge boasts a dual aspect, flooding the space with natural light, while a guest WC completes this level. The first floor features two generously sized bedrooms and an additional lounge, which could easily be repurposed as a bedroom or playroom. A dedicated storage area on this floor provides the perfect setup for a home office or additional storage needs. On the top floor, there are three further generously proportioned bedrooms, offering plenty of space for family or guests, along with a well-appointed family bathroom.

# Key Features

- SOLD BY MODERN METHOD OF AUCTION WITH NO ONWARD CHAIN
- MODERN DETACHED HOME SET OVER THREE FLOORS
- VERSATILE LAYOUT
- FOUR GOOD SIZED BEDROOMS
- CONVEINET LOCATION CLOSE TO ALL LOCAL AMENITES
- NO ONWARD CHAIN
- KTICHEN DINER
- POPULAR LOCATION
- FRONT AND REAR GARDEN WITH PARKING TO THE REAR
- BUYERS FEES APPLY

# Rooms and Dimensions

## Entrance Hall

### Lounge

15'9" x 10'9" (4.815m x 3.299m)

### Kitchen Diner

9'7" x 15'7" (2.942m x 4.775m)

## First Floor

### Study

6'7" x 6'5" (2.008m x 1.975m)

### Bedroom One

11'1" x 9'6" (3.382m x 2.898)

### En Suite

## Family Bathroom

### Bedroom Two

15'9" x 9'10" (4.805m x 3.014m)

## Second Floor

### Bedroom Three

7'1" x 9'9" (2.164m x 2.982m)

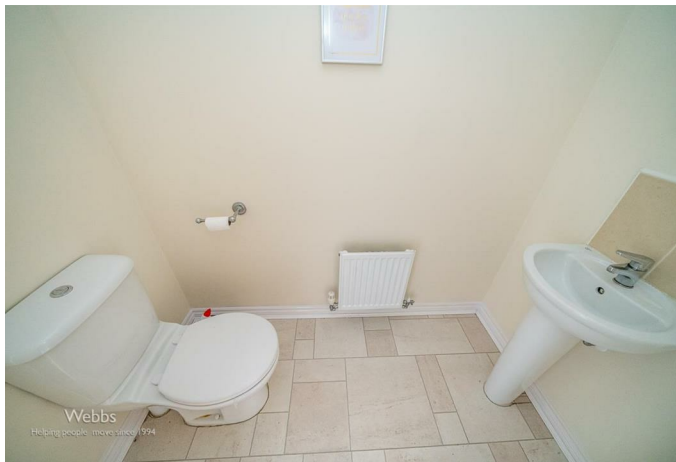
### Bedroom Four

6'9" x 8'5" (2.066m x 2.575m)

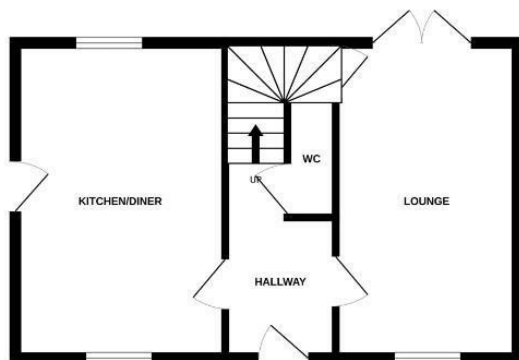
## Identification Checks

## Auctioineers Comments





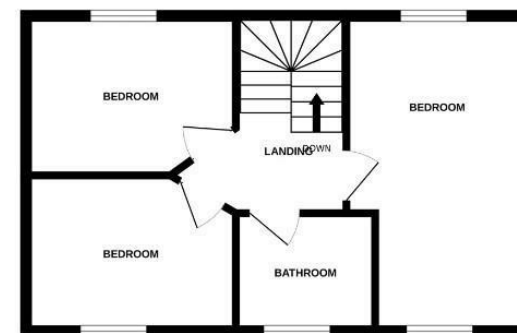
GROUND FLOOR



1ST FLOOR

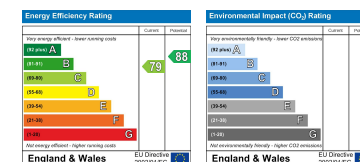


2ND FLOOR



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.  
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.



212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: [bloxwich@webbestateagents.co.uk](mailto:bloxwich@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

