



Webbs
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Simmonds Road | Walsall | WS3 3PU
£300,000

W Webbs
estate agents

Summary

** SEMI DETACHED HOUSE ** POPULAR LOCATION ** WELL MAINTAINED AND IMPROVED ** INTERNAL VIEWING ADVISED ** THREE BEDROOMS ** FITTED KITCHEN ** LOUNGE ** DINER ** SEPARATE GUEST WC ** DRIVEWAY AND GARDEN ** PART CONVERTED GARAGE ** PRIVATE REAR GARDEN ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING ** POPULAR AND CONVENIENT LOCATION CLOSE TO SCHOOLS, SHOPS AND AMENITIES **

Webbs Estate Agents have pleasure in offering this semi detached home having been improved and maintained to a high standard throughout. The property is situated in a popular and sought after convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Porch, hallway, Living Room, Diner, modern kitchen and a guest WC. The first floor landing leads to three bedrooms and a modern bathroom. Externally there is a driveway, a part garage for storage and an enclosed garden to the rear. For a viewing call us on 01922 288800.

Key Features

- POPULAR RESIDENTIAL LOCATION
- 3 BEDROOMS
- DINING ROOM
- SEPARATE WC
- STORAGE / PART GARAGE
- SEMI DETACHED FAMILY HOME
- LIVING ROOM
- KITCHEN
- FAMILY BATHROOM
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE PORCH

HALLWAY

LIVING ROOM

14'10" x 11'8" (4.53 x 3.56)

DINING ROOM

8'8" x 9'11" (2.65 x 3.04)

KITCHEN

9'11" x 13'4" max (3.03 x 4.07 max)

WC

FIRST FLOOR LANDING

BEDROOM ONE

10'5" x 14'11" (3.18 x 4.56)

BEDROOM TWO

10'0" x 10'0" (3.05 x 3.05)

BEDROOM THREE

9'6" x 7'2" (2.91 x 2.2)

FAMILY BATHROOM

5'4" x 7'5" (1.65 x 2.28)

OUTSIDE

Identification Checks







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 ₂) Rating		
		Current			Current
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Band A			Band A		
Band B			Band B		
Band C			Band C		
Band D			Band D		
Band E			Band E		
Band F			Band F		
Band G			Band G		
All energy efficient - lower running costs			All environmentally friendly - lower CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		