



Webbs

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Ashmore Lake Road | Willenhall | WV12 4LB

Asking Price £165,000

 **Webbs**  
estate agents

## Summary

**\*\*THREE BEDROOM SEMI DETACHED HOME\*\* PARKING TO THE REAR\*\* TRADITIONAL BAY FRONTED SEMI\*\* TWO RECEPTION ROOM\*\* FITTED KITCHEN\*\* FITTED BATHROOM\*\* POPULAR LOCATION\*\*DECEPTIVLEY SPACIOUS\*\* LIVING ROOM \*\* SITTING/DINING ROOM\*\*NO CHAIN\*\***

Webbs Estate agents are pleased to offer this traditional bay fronted semi detached home being well maintained throughout and being within a popular residential location, being close to all local shops, schools and amenities.

In brief this home offers, living room, separate living/ dining room, kitchen and bathroom, The first floor landing leads to three sizable bedrooms.

Externally there is a court yard garden which leads to the parking to the rear then a detached private and enclosed rear garden that is mainly laid to lawn.

Call today to secure your viewing on 01922 663399

## Key Features

- SPACIOUS THREE BEDROOM SEMI DETACHED HOME
- PARKING TO THE REAR
- FITTED BATHROOM
- GENEROUS REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- TRADITIONAL BAY FRONTED SEMI
- FITTED KITCHEN
- TWO RECEPTION ROOMS
- POPULAR LOCATION
- CALL TODAY ON 01922 663399 TO SECURE YOUR VIEWING

## Rooms and Dimensions

### Reception Room One

15'6" x 11'9" (4.73m x 3.6m)

### Reception Room Two

12'1" x 11'10" (3.699m x 3.628)

### Kitchen

6'11" x 10'4" (2.112m x 3.158m)

### Bathroom

### WC

### Bathroom One

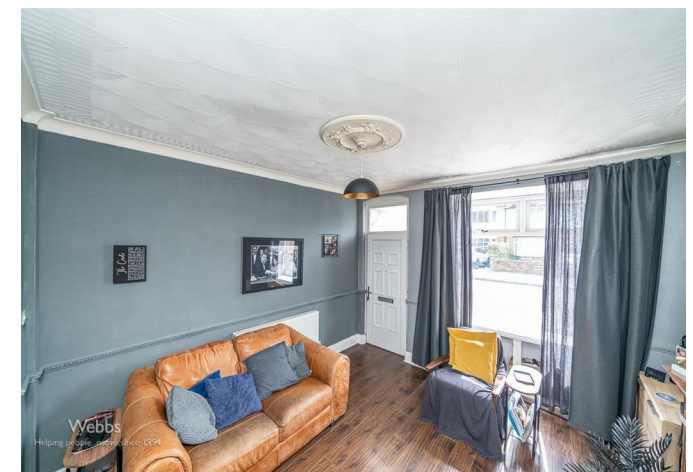
12'0" x 11'9" (3.668m x 3.59m)

### Bedroom Two

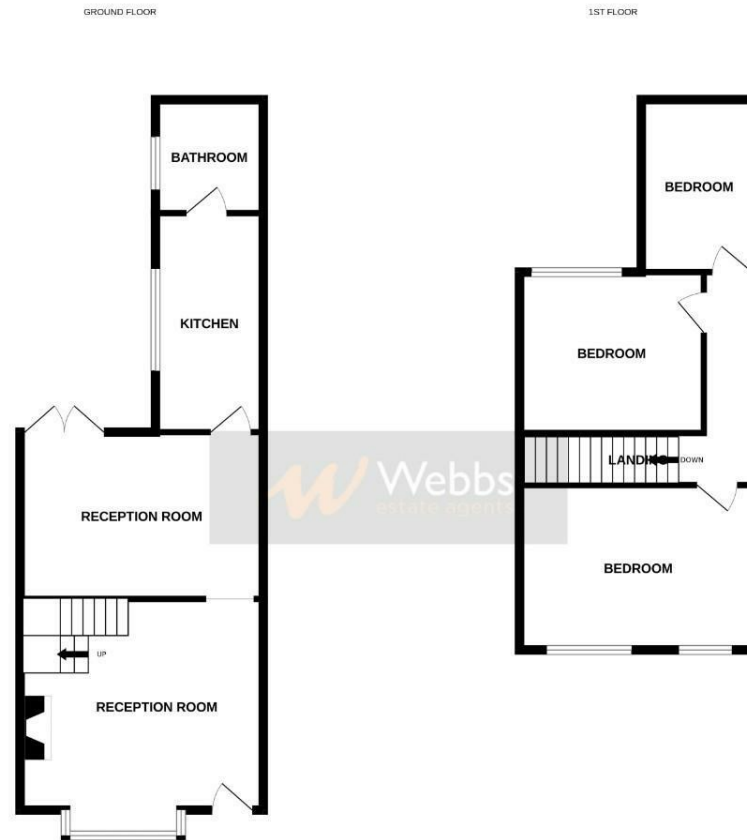
8'10" x 12'2" (2.715m x 3.721m)

### Bedroom Three

7'0" x 10'4" (2.137m x 3.154m)







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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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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Use - lower energy costs</p> <p>100 kWh/m<sup>2</sup> A</p> <p>105-110 kWh/m<sup>2</sup> B</p> <p>110-120 kWh/m<sup>2</sup> C</p> <p>120-135 kWh/m<sup>2</sup> D</p> <p>135-150 kWh/m<sup>2</sup> E</p> <p>150-180 kWh/m<sup>2</sup> F</p> <p>180+ kWh/m<sup>2</sup> G</p>	<p>84</p>	<p>Key Annual CO<sub>2</sub> Emissions - lower CO<sub>2</sub> emissions</p> <p>100 g/m<sup>2</sup> A</p> <p>105-110 g/m<sup>2</sup> B</p> <p>110-120 g/m<sup>2</sup> C</p> <p>120-135 g/m<sup>2</sup> D</p> <p>135-150 g/m<sup>2</sup> E</p> <p>150-180 g/m<sup>2</sup> F</p> <p>180+ g/m<sup>2</sup> G</p>	<p>84</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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