



Broad Lane | Bloxwich, Walsall | WS3 2TH

By Auction £115,000



Summary

** FOR SALE BY MODERN METHOD OF AUCTION ** IDEAL FIRST HOME/INVESTMENT ** NO ONWARD CHAIN ** TRADITIONAL MID TERRACE ** TWO DOUBLE BEDROOMS ** FULLY RENOVATED AND REFURBISHED THROUGHOUT ** TWO RECEPTION ROOMS ** LARGE BATHROOM ** KITCHEN AND UTILITY ROOM ** REAR GARDEN ** VIEWING ESSENTIAL ** BUYER FEES APPLY ** SUBJECT TO A RESERVE PRICE **

WEBBS ESTATE AGENTS are pleased to bring to market this superb TWO DOUBLE BEDROOM MID TERRACE HOME on Broad Lane, a popular residential location in close proximity to all local amenities including schools, shops and great transport links including walking distance to Bloxwich North Train Station. Internally comprising of TWO LARGE reception rooms, kitchen and utility area on the ground floor. Upstairs features TWO double bedrooms and large bathroom. Externally there is a well proportioned rear garden. An ideal first home or investment that has been fully renovated throughout by its current owner and being offered with NO UPWARD CHAIN. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. For a viewing please call 01922 663399.

Key Features

- TRADITIONAL MID TERRACE WITH NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- FULLY RENOVATED AND REFURBISHED THROUGHOUT
- SOLD BY MODERN METHOD OF AUCTION WITH NO ONWARD CHAIN
- SHORT WALK TO BLOXWICH NORTH TRAIN STATION AND TURNBERRY ESTATE SHOPS
- BUYERS FEE APPLY
- TWO LARGE RECEPTION ROOMS PLUS MODERN KITCHEN AND UTILITY
- REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- RETAINS ORIGINAL FEATURES

Rooms and Dimensions

Ground Floor

Front Reception Room

11'10" x 10'11" (3.62m x 3.33m)

Rear Reception Room

11'2" x 11'10" (3.41m x 3.62m)

Kitchen

6'11" x 10'3" (2.13m x 3.13m)

Utility Area

3'5" x 6'2" (1.05m x 1.90m)

First Floor landing

Bedroom One

11'10" x 10'11" (3.62m x 3.34m)

Bedroom Two

11'2" x 8'11" (3.41m x 2.72m)

Bathroom

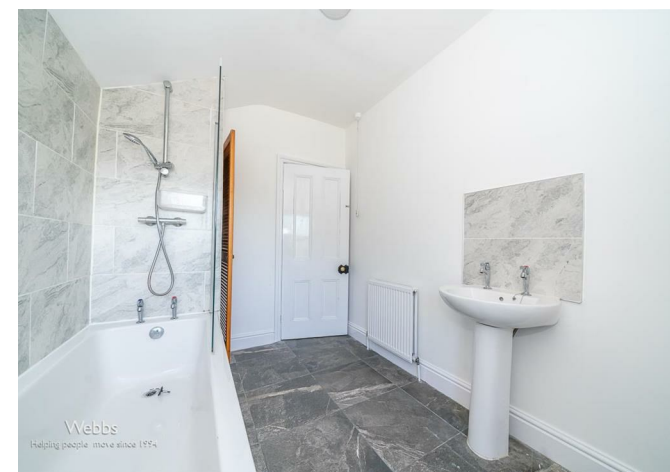
10'4" x 6'10" (3.16m x 2.10m)

Externally

Rear Garden and yard with store

Auctioneers comments

Identification Checks







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 ©2022

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	Potential	Current	Potential
<p>Key Average Energy Use - lower energy costs</p> <p>100-150 kWh/m²/year A</p> <p>150-200 kWh/m²/year B</p> <p>200-250 kWh/m²/year C</p> <p>250-300 kWh/m²/year D</p> <p>300-350 kWh/m²/year E</p> <p>350-400 kWh/m²/year F</p> <p>400-450 kWh/m²/year G</p>	<p>88</p>	<p>Key environmental impact - lower CO₂ emissions</p> <p>100-150 g/m²/year A</p> <p>150-200 g/m²/year B</p> <p>200-250 g/m²/year C</p> <p>250-300 g/m²/year D</p> <p>300-350 g/m²/year E</p> <p>350-400 g/m²/year F</p> <p>400-450 g/m²/year G</p>	<p>70</p>
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: bloxwich@webbestateagents.co.uk | www.webbestateagents.co.uk

