



Romsley Close | Walsall | WS4 1AF

Auction Guide £165,000



Summary

** FOR SALE BY MODERN METHOD OF AUCTION ** WELL MAINTAINED AND IMPROVED SEMI DETACHED HOUSE ** DECEPTIVELY SPACIOUS ** INTERNAL VIEWING ADVISED ** THREE GOOD SIZED BEDROOMS ** MODERN SHOWER ROOM/WC ** SPACIOUS LIVING ROOM ** DINING ROOM ** KITCHEN ** CONSERVATORY ** PRIVATE REAR GARDEN ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING ** GATED DRIVEWAY ** NO ONWARD CHAIN ** BUYER FEES APPLY ** SUBJECT TO A RESERVE PRICE **

Webbs Estate Agents have pleasure in offering this well maintained and improved semi detached home situated in a popular and convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Entrance porch, Reception hallway, living room, dining room, kitchen and conservatory. The first floor landing leads to three good sized bedrooms and shower room with WC. Externally there is a gated driveway to the front and private rear garden. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. For a viewing please call 01922 288800.

Key Features

- WELL MAINTAINED SEMI DETACHED HOME
- SOLD BY MODERN METHOD OF AUCTION WITH NO ONWARD CHAIN
- KITCHEN AND CONSERVATORY
- GATED DRIVEWAY AND PRIVATE REAR GARDEN
- CLOSE TO AMENITIES, SCHOOLS AND SHOPS
- BUYERS FEE APPLY, SUBJECT TO RESERVE PRICE
- SPACIOUS LIVING ROOM AND DINING ROOM
- THREE GOOD SIZED BEDROOMS, SHOWER ROOM WC
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- LOVELY CUL DE SAC POSITION

Rooms and Dimensions

Entrance porch

Reception hall

Guest WC

Living room

13'10" x 12'5" (4.22m x 3.79m)

Dining room

9'4" x 9'3" (2.85m x 2.83m)

Conservatory

7'6" x 7'8" (2.29m x 2.35m)

Kitchen

12'2" x 8'9" (3.73m x 2.69m)

First floor landing

Bedroom one

12'11" x 10'6" (3.95m x 3.22m)

Bedroom two

10'3" x 10'5" (3.14m x 3.20m)

Bedroom three

7'9" max 4'7" min x 9'10" (2.37m max 1.40m min x 3.02m)

Shower room/WC

7'8" x 5'11" (2.35m x 1.81m)

Gated driveway

Private rear garden

Covered side entrance/store

Auctioneers comments





GROUND FLOOR

1ST 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.
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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 ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs 100-120 kWh/m ² /year 120-135 kWh/m ² /year 135-150 kWh/m ² /year 150-165 kWh/m ² /year 165-180 kWh/m ² /year 180-200 kWh/m ² /year 200+ kWh/m ² /year	85 71	Best environmental impact - lower CO ₂ emissions 100 gCO ₂ /m ² /year 100-110 gCO ₂ /m ² /year 110-120 gCO ₂ /m ² /year 120-130 gCO ₂ /m ² /year 130-140 gCO ₂ /m ² /year 140-150 gCO ₂ /m ² /year 150-160 gCO ₂ /m ² /year 160-170 gCO ₂ /m ² /year 170-180 gCO ₂ /m ² /year 180-190 gCO ₂ /m ² /year 190-200 gCO ₂ /m ² /year 200+ gCO ₂ /m ² /year	85 71
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC