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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

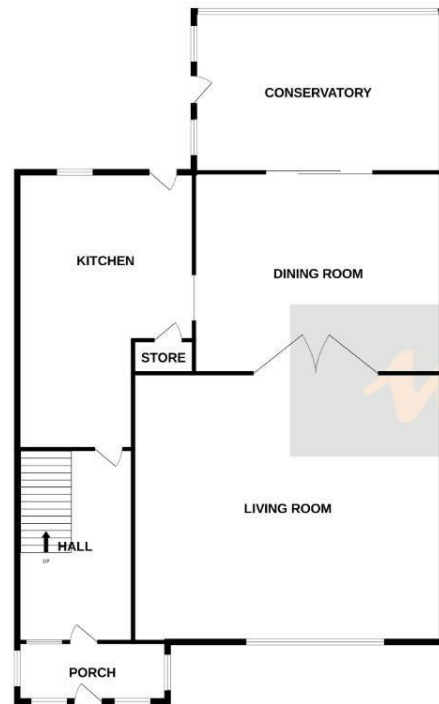
### Covered side entrance/store

### Auctioneers comments

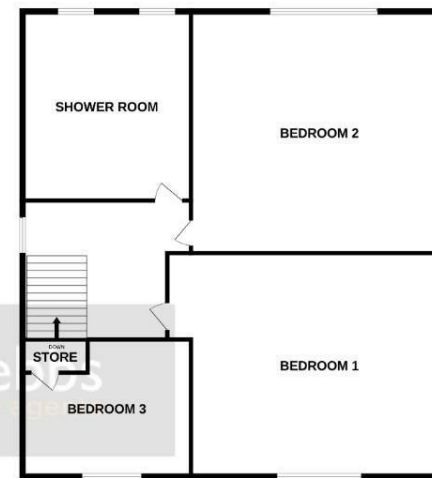




GROUND FLOOR



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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