



Lawnoaks Close | Walsall | WS8 7NG

Auction Guide £160,000



## Summary

\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\* LINK DETACHED PROPERTY \*\* THREE BEDROOMS \*\* FRONT AND REAR GARDENS \*\* SPACIOUS ACCOMMODATION THROUGHOUT \*\* NO ONWARD CHAIN \*\* OPEN PLAN LIVING / DINING ROOM \*\* KITCHEN \*\* FAMILY BATHROOM \*\* SIDE GARAGE/STORE WITH UTILITY AREA \*\* BUYERS FEES APPLY \*\*

Fantastic opportunity to purchase this link detached property offering great potential for a lovely family home and being located in a quiet cul de sac position and in a popular and convenient location close to shops, schools and amenities, briefly comprising : Entrance Porch, hall, Living room/dining room, kitchen, first floor having three bedrooms and a bathroom/WC , front driveway leading to a side garage/store and rear private garden. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. For a viewing call us on 01922 663399.

## Key Features

- LINK DETACHED HOUSE
- THREE BEDROOMS
- BATHROOM AND KITCHEN
- SIDE GARAGE/STORE WITH UTILITY AREA
- SOLD BY MODERN METHOD OF AUCTION
- NO ONWARD CHAIN
- OPEN PLAN LIVING /DINING ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- DRIVE, FRONT AND REAR GARDENS
- BUYERS FEE APPLY

## Rooms and Dimensions

### Entrance porch

### Reception hall

### L shaped open plan living /dining room

24'7" max 10'7" min x 9'10" max 6'11" min (7.51m max 3.23m min x 3.02m max 2.11m min)

### Kitchen

9'7" x 7'1" (2.94m x 2.17m)

### First floor landing

### Bedroom one

11'3" x 8'6" (3.43m x 2.61m)

### Bedroom two

8'9" x 8'6" (2.68m x 2.60m)

### Bedroom three

5'7" x 8'9" (1.71m x 2.69m)

### Family bathroom WC

### Front garden and driveway

### Garage store and utility area

17'2" x 7'6" (5.24m x 2.31)

### Private and enclosed rear garden

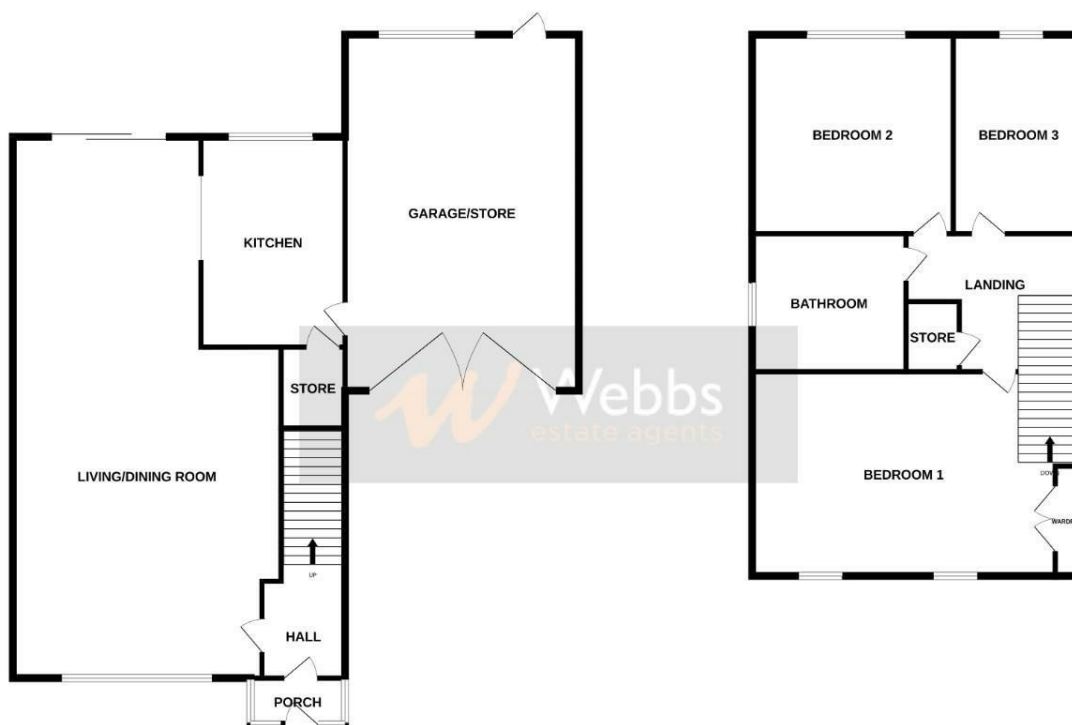
### Auctioneers comments





GROUND FLOOR  
1531 sq.ft. (142.3 sq.m.) approx.

1ST FLOOR  
1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA : 2561 sq.ft. (237.9 sq.m.) approx.

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 cost - lower energy costs</p> <p>100-150 kWh/m<sup>2</sup>/year A</p> <p>150-200 kWh/m<sup>2</sup>/year B</p> <p>200-250 kWh/m<sup>2</sup>/year C</p> <p>250-300 kWh/m<sup>2</sup>/year D</p> <p>300-350 kWh/m<sup>2</sup>/year E</p> <p>350-400 kWh/m<sup>2</sup>/year F</p> <p>400-450 kWh/m<sup>2</sup>/year G</p>	<p>86</p>	<p>Key environmental impact - lower CO<sub>2</sub> emissions</p> <p>100-150 g/m<sup>2</sup>/year A</p> <p>150-200 g/m<sup>2</sup>/year B</p> <p>200-250 g/m<sup>2</sup>/year C</p> <p>250-300 g/m<sup>2</sup>/year D</p> <p>300-350 g/m<sup>2</sup>/year E</p> <p>350-400 g/m<sup>2</sup>/year F</p> <p>400-450 g/m<sup>2</sup>/year G</p>	<p>69</p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>

28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: aldridge@webbestateagents.co.uk | www.webbestateagents.co.uk

