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Harpur Road | Walsall | WS4 2DN

Auction Guide £270,000

 **Webbs**
estate agents

Summary

**** FOR SALE BY MODERN METHOD OF AUCTION ** FULLY RENOVATED TWO BEDROOM DETACHED BUNGALOW ** ENTRANCE HALL ** SPACIOUS LOUNGE** CONSERVATORY TO THE REAR ** REFITTED HOWDEN KITCHEN ** REFITTED SHOWER ROOM** GARGAE AND DRIVEWAY TO THE FRONT ** PRIVATE AND ENCLOSED REAR GARDEN ** BUYER FEES APPLY ** SUBJECT TO A RESERVE PRICE ****

Webbs estate agents are pleased to bring to market this FULLY RENOVATED two bedroom detached bungalow situated just of Lichfield Road, Walsall offering easy reach of Walsall Arboretum and Park Lime pits nature reserve along side a variety of local shops, schools and amenities.

In brief this home offers, driveway and paved garden to the front with parking down the side of the property leading to garage, entrance hall, refitted shower room, two generous bedrooms, sizable lounge, refitted kitchen diner and conservatory.

To the rear there is a private and enclosed rear garden being mainly laid to lawn and offering a sheltered patio area. 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

- FULLY REFURBISHED TWO BEDROOM DETACHED BUNGALOW
- BUYERS FEES APPLY
- REFITTED KITCHEN, SPACIOUS LOUNGE
- PRIVATE AND ENCLOSED REAR GARDEN, GARAGE AND DRIVE WAY
- CLOSE TO WALSALL ARBORETUM AND PARK LIME PITS NATURE RESERVE AND LAKES
- SOLD BY MODERN METHOD OF AUCTION WITH NO ONWARD CHAIN
- CONSERVATORY TO THE REAR
- REFITTED BATHROOM
- POPULAR LOCATION
- VIEWING IS ESSENTIAL

Rooms and Dimensions

Front

Entrance Hall

Lounge

14'9" x 17'10" (4.521 x 5.456)

Kitchen

11'5" x 11'10" (3.497 x 3.631)

Conservatory

9'6" x 9'5" (2.906 x 2.885)

Bedroom One

11'0" x 14'1" (3.354 x 4.309)

Bedroom Two

11'5" x 8'5" (3.497 x 2.575)

Shower Room

5'0" x 7'8" (1.542 x 2.357)

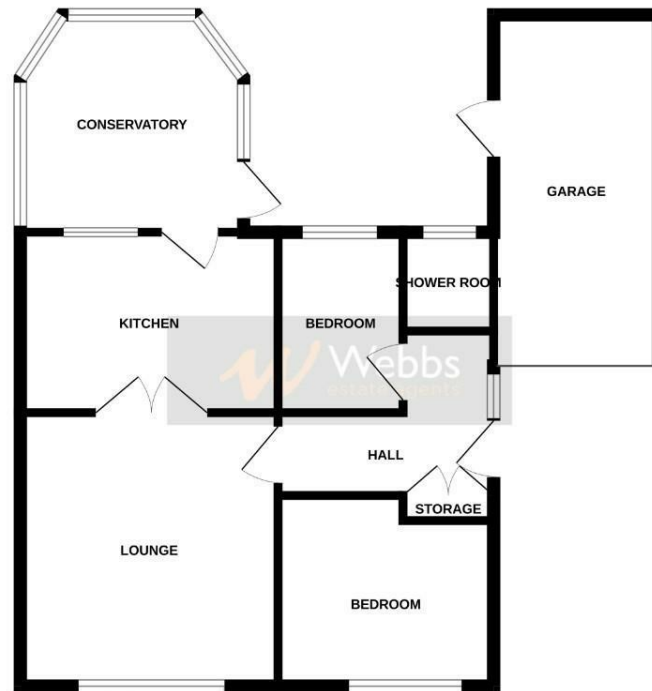
Rear Garden

Auctioneers comments





GROUND 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 misstatement. 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 A	84	Best environmental impact - lower CO ₂ emissions 100-120 g/m ² /year A	84
120-135 kWh/m ² /year B	81	120-135 g/m ² /year B	81
135-150 kWh/m ² /year C	78	135-150 g/m ² /year C	78
150-170 kWh/m ² /year D	75	150-170 g/m ² /year D	75
170-190 kWh/m ² /year E	72	170-190 g/m ² /year E	72
190-215 kWh/m ² /year F	69	190-215 g/m ² /year F	69
215-250 kWh/m ² /year G	66	215-250 g/m ² /year G	66
EU Directive 2002/91/EC	84	EU Directive 2002/91/EC	84

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