



Webbs

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Lodge Road | Walsall | WS4 1DE

Auction Guide £225,000

 **Webbs**
estate agents

Summary

** FOR SALE BY MODERN METHOD OF AUCTION ** TRADITIONAL DETACHED HOUSE ** NO ONWARD CHAIN ** DECEPTIVELY SPACIOUS ** POTENTIAL TO EXTEND FURTHER ** INTERNAL VIEWING ADVISED ** THREE BEDROOMS TO FIRST FLOOR ** KITCHEN ** UTILITY/STORE ROOM ** SHOWER ROOM ** TWO RECEPTION ROOMS ** DRIVEWAY ** LARGE PRIVATE REAR GARDEN ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING ** BUYER FEES APPLY ** SUBJECT TO A RESERVE PRICE **

Webbs Estate Agents have pleasure in offering this traditional detached home set on a corner plot and in need of some upgrading and offering no onward chain. The property is 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, Lounge and dining room, kitchen and utility/store room with WC. The first floor landing leads to three bedrooms and a shower room with WC. Externally there is a driveway with ample parking to the fore. There is also a private rear 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

- SOLD BY MODERN METHOD OF AUCTION WITH NO ONWARD CHAIN
- BUYERS FEE APPLY, SUBJECT TO RESERVE PRICE
- THREE BEDROOMS AND SHOWER ROOM
- GENEROUS FRONTAGE WITH DRIVEWAY
- EASY ACCESS TO SCHOOLS, SHOPS AND AMENITIES
- TRADITIONAL EXTENDED DETACHED HOUSE WITH HUGE POTENTIAL
- LOVELY PLOT IN SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS AND KITCHEN
- PRIVATE REAR GARDEN
- USEFUL SIDE STORE/UTILITY AND WC

Rooms and Dimensions

Entrance porch

Reception hall

Living room

14'2" x 10'5" (4.34m x 3.20m)

Dining room

10'5" max 6'8" min x 17'11" (3.20m max 2.04m min x 5.48m)

Kitchen

8'3" x 8'1" (2.53m x 2.47m)

Utility/store room

Downstairs wc

First floor landing

Bedroom one

10'6" x 15'0" (3.22m x 4.58m)

Bedroom two

12'0" x 10'5" (3.67m x 3.19m)

Bedroom three

6'11" x 6'5" (2.11m x 1.97m)

Shower room /WC

8'1" x 5'5" (2.47m x 1.66m)

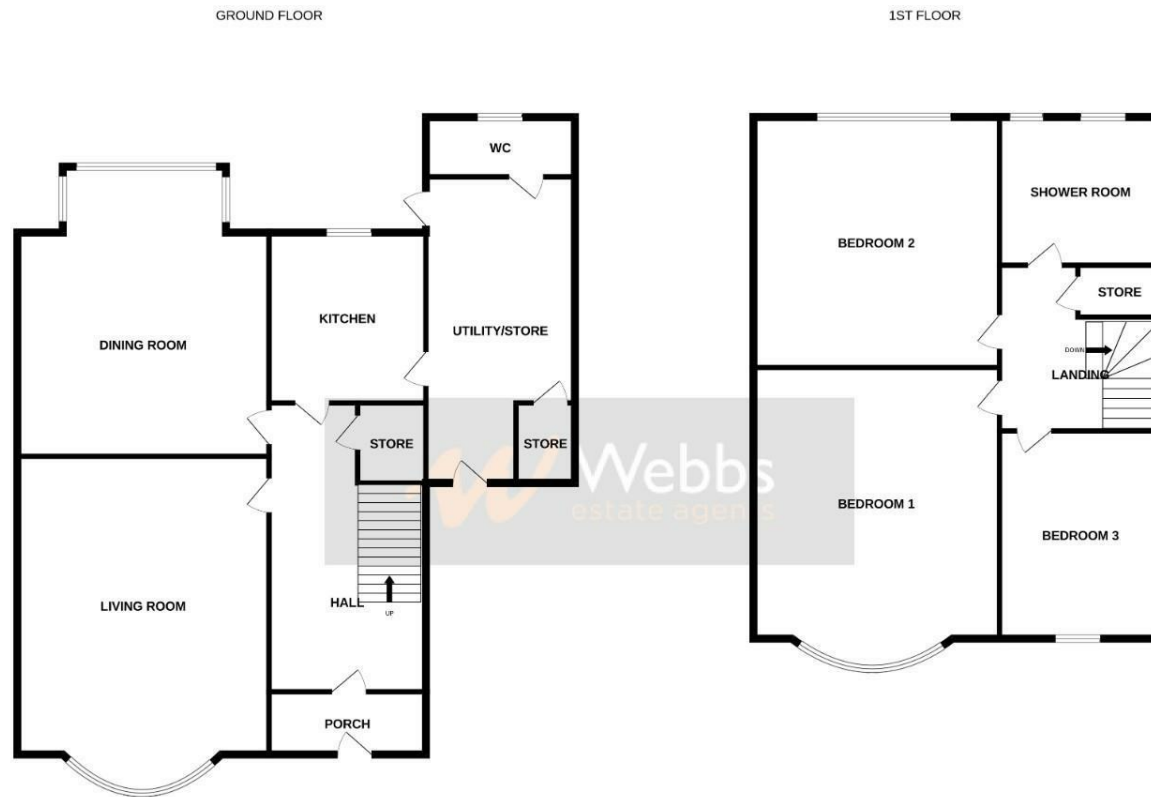
Front drive and garden

Rear garden

Auctioneers comments







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
<p>Key Average Energy Use - Yearly energy costs</p> <p>£10000 A</p> <p>£15000 B</p> <p>£20000 C</p> <p>£25000 D</p> <p>£30000 E</p> <p>£35000 F</p> <p>£40000 G</p>	<p>£8000 B+</p>	<p>Key Annual CO₂ Emissions - Yearly CO₂ emissions</p> <p>10000 A</p> <p>15000 B</p> <p>20000 C</p> <p>25000 D</p> <p>30000 E</p> <p>35000 F</p> <p>40000 G</p>	<p>10000 A</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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