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Brook Lane | Walsall | WS9 9NB

£215,000

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Summary

**** TRADITIONAL SEMI DETACHED HOUSE ** TASTEFULLY EXTENDED ** NO ONWARD CHAIN ** DECEPTIVELY SPACIOUS ** INTERNAL VIEWING ADVISED ** TWO DOUBLE BEDROOMS ** MODERN BATHROOM ** LIVING ROOM ** IMPRESSIVE OPEN PLAN KITCHEN FAMILY DINING ROOM ** REAR LOBBY WITH WASHROOM WC ** GATED DRIVEWAY ** PRIVATE REAR GARDEN ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING ****

Webbs Estate Agents have pleasure in offering this very well maintained, improved and extended traditional 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 : Reception hallway , living room, impressive open plan family dining room and kitchen, rear lobby area with washroom WC. The first floor landing leads to two double bedrooms and modern bathroom with WC. Externally there is a gated driveway to the front and a private rear garden. For a viewing please call 01922 288800.

Key Features

- EXTENDED TRADITIONAL SEMI DETACHED PROPERTY
- SPACIOUS FAMILY SIZED LIVING ACCOMMODATION
- IMPRESSIVE OPEN PLAN FAMILY KITCHEN DINING ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- EASY ACCESS TO SCHOOLS, SHOPS AND AMENITIES
- IMPROVED AND VERY WELL MAINTAINED THROUGHOUT
- TWO BEDROOMS AND MODERN BATHROOM
- LIVING ROOM AND REAR LOBBY WITH WASHROOM WC
- PRIVATE REAR GARDEN AND DRIVEWAY TO FRONT
- NO ONWARD CHAIN

Rooms and Dimensions

Entrance hall

Living room

11'8" x 11'1" (3.57m x 3.39m)

Dining room

10'2" x 9'4" (3.10m x 2.87m)

Kitchen

14'4" 8'5" (4.39m 2.58m)

Rear lobby

Washroom/WC

First floor landing

Bedroom one

15'5" max 11'1" min x 11'1" (4.72m max 3.39m min x 3.40m)

Bedroom two

9'5" x 9'4" (2.88m x 2.85m)

Bathroom

5'11" x 5'8" (1.82m x 1.75m)

Gated front driveway

Private rear garden





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
Energy Efficiency Rating: A 100-105 kWh/m ² /year 105-110 kWh/m ² /year 110-115 kWh/m ² /year 115-120 kWh/m ² /year 120-125 kWh/m ² /year 125-130 kWh/m ² /year 130-135 kWh/m ² /year 135-140 kWh/m ² /year	Energy Efficiency Rating: B 82	Environmental Impact (CO ₂) Rating: A 100-105 g/m ² /year 105-110 g/m ² /year 110-115 g/m ² /year 115-120 g/m ² /year 120-125 g/m ² /year 125-130 g/m ² /year 130-135 g/m ² /year 135-140 g/m ² /year	Environmental Impact (CO ₂) Rating: B 82
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC