



Webbs

Helping people move since 1994

Walton Road | Walsall | WS9 8HN

Asking Price £230,000

 Webbs
estate agents

Summary

****IMPROVED TWO BEDROOM SEMI DETACHED HOME** LOUNGE** KITCHEN DINER** CONSERVATORY** REFITTED BATHROOM** TWO DOUBLE BEDROOMS** DRIVEWAY TO THE FRONT** LARGE REAR GARDEN** NO ONWARD CHAIN** POPULAR LOCATION****

Webbs Estate Agents are pleased to bring to market this much improved two bedroom semi detached home situated in a popular location close to all local shops, schools and amenities.

This home in brief comprises of: driveway to the front, entrance hall, lounge, kitchen diner and conservatory. On the first floor there are two double bedrooms and refitted bathroom,

Externally there is a private and enclosed rear garden with paved patio area and laid to lawn area.

Call Webbs today to secure your viewing!!!

Key Features

- TWO BEDROOM SEMI DETACHED HOME WITH NO CHAIN
- LOUNGE
- KITCHEN DINER
- CONSERVATORY TO THE REAR
- TWO DOUBLE BEDROOMS
- REFITTED BATHROOM
- DRIVEWAY
- LARGE REAR GARDEN
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING TODAY!!!

Rooms and Dimensions

Entrance Hall

Lounge

13'4" x 11'10" (4.083m x 3.620m)

Consevatory

7'6" x 7'7" (2.304m x 2.319m)

Kitchen Diner

8'8" x 16'8" (2.644m x 5.082m)

Bedroom One

11'5" x 9'7" (3.490m x 2.940m)

Bedroom Two

11'0" x 8'1" (3.375m x 2.485m)

Bathroom

7'7" x 8'2" (2.322m x 2.497m)

Identification Checks





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
<p>Key Average Energy Cost - lower energy costs</p> <p>100-150 £/year A</p> <p>150-200 £/year B</p> <p>200-250 £/year C</p> <p>250-300 £/year D</p> <p>300-350 £/year E</p> <p>350-400 £/year F</p> <p>400-450 £/year G</p>	<p>87</p>	<p>Key Annual CO₂ Emissions - lower CO₂ emissions</p> <p>10-20 tCO₂/year A</p> <p>20-30 tCO₂/year B</p> <p>30-40 tCO₂/year C</p> <p>40-50 tCO₂/year D</p> <p>50-60 tCO₂/year E</p> <p>60-70 tCO₂/year F</p> <p>70-80 tCO₂/year G</p>	<p>3</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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