



Webbs

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Sussex Avenue | Walsall | WS9 8JF

£220,000

 **Webbs**  
estate agents



## Summary

**\*\* TRADITIONAL SEMI DETACHED HOUSE \*\* NO ONWARD CHAIN \*\* DECEPTIVELY SPACIOUS \*\* WELL MAINTAINED AND IMPROVED \*\* INTERNAL VIEWING ADVISED \*\*  
THREE BEDROOMS \*\* MODERN KITCHEN \*\* LIVING/DINING ROOM \*\* AMPLE PARKING TO FRONT \*\* PRIVATE REAR GARDEN \*\* UPVC DOUBLE GLAZING \*\* GAS  
CENTRAL HEATING \*\* POPULAR AND CONVENIENT LOCATION CLOSE TO SCHOOLS, SHOPS AND AMENITIES \*\* EARLY VIEWING ADVISED \*\***

Webbs Estate Agents have pleasure in offering this traditional semi detached home having been improved improved and maintained to a good standard throughout 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 hallway , Living / Dining Room , fitted modern kitchen and a rear lobby. The first floor landing leads to three bedrooms and a re fitted modern shower room WC. Externally there is driveway parking and a private rear garden . For a viewing please call 01922 288800.

## Key Features

- NO UPWARD CHAIN
- PARKING TO FRONT
- HALLWAY
- REAR LOBBY
- 3 BEDROOMS
- SEMI DETACHED
- LOUNGE/DINER
- KITCHEN
- FAMILY SHOWER ROOM
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LOUNGE/DINER

13'1" x 19'1" (3.99 x 5.84)

### REAR LOBBY

4'3" x 8'11" (1.31 x 2.74)

### KITCHEN

13'3" x 10'2" (4.05 x 3.11)

### BEDROOM ONE

11'4" x 9'10" (3.47 x 3.02)

### BEDROOM TWO

14'0" x 9'0" (4.28 x 2.75)

### BEDROOM THREE

6'5" x 9'10" (1.97 x 3.02)

### SHOWER ROOM

8'11" x 5'6" (2.73 x 1.69)

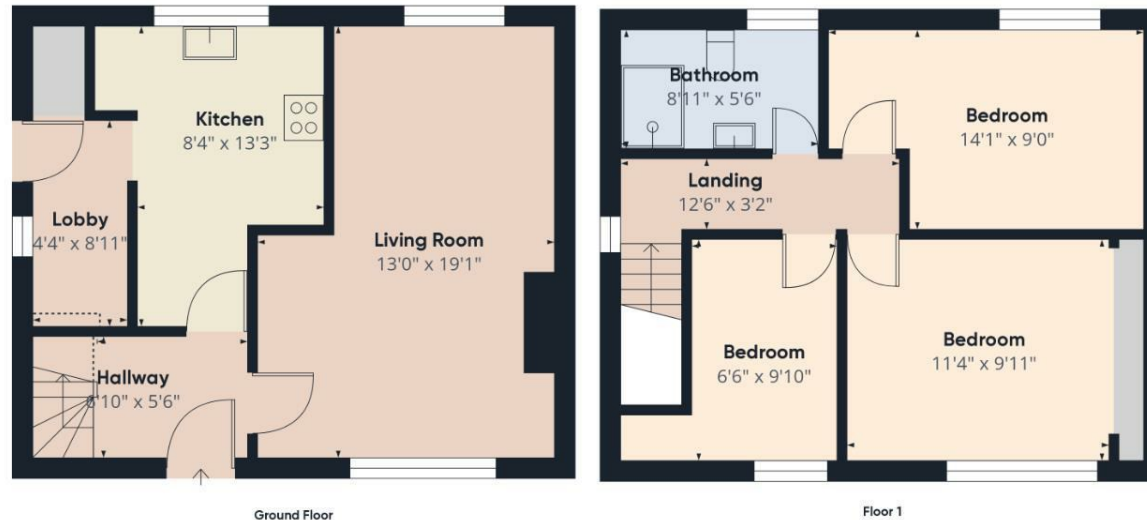
### OUTSIDE

### Identification Checks









**Approximate total area<sup>®</sup>**  
832.17 ft<sup>2</sup>

**Reduced headroom**  
9.42 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

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.

