Breedon Way | Shelfield, Walsall | WS4 1AH

Offers In The Region Of £225,000

Webbs
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Summary

** NO ONWARD CHAIN ** MID TERRACE HOUSE ** DECEPTIVELY SPACIOUS ** INTERNAL VIEWING ADVISED ** THREE GOOD SIZE FIRST FLOOR BEDROOMS ** KITCHEN / DINER ** LIVING / DINING ROOM ** CONSERVATORY ** WC ** PAVED FRONTAGE ** 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 mid terrace home, with 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 , Living Room / Dining room, conservatory WC, and kitchen / diner. The first floor landing leads to three bedrooms and a family bathroom. Externally there is a paved frontage and an enclosed garden to the rear. For a viewing please call 01922 288800.

Key Features

- NO ONWARD CHAIN
- ENTRANCE PORCH
- KITCHEN / DINER
- 3 BEDROOMS
- ENCLOSED REAR GARDEN

- MID TERRACE HOME
- LIVING ROOM
- CONSERVATORY, WC
- FAMILY BATHROOM
- CALL FOR AN EARLY VIEWING

Rooms and Dimensions

ENTRANCE PORCH

LOUNGE / DINER
12'6" x 13'10" (3.82 x 4.22)

CONSERVATORY
7'3" x 16'7" (2.23 x 5.08)

WC

KITCHEN / DINER
12'1" x 18'8" (3.7 x 5.69)

FIRST FLOOR LANDING

BEDROOM ONE
12'11" x 12'7" (3.94 x 3.84)

BEDROOM TWO
12'7" x 10'4" (3.84 x 3.15)

BEDROOM THREE
13'9" max x 8'2" (4.21 max x 2.49)

FAMILY BATHROOM
5'9" x 8'1" (1.77 x 2.47)

OUTSIDE

Identification Checks

Premium Conveyancing

WC
1.50 x 0.95 m

Entry
0.92 x 1.83 m

Hallway
3.20 x 1.77 m

Kitchen
2.81 x 5.70 m

Sunroom
2.19 x 4.08 m

Lounge
4.23 x 3.79 m

Ground Floor

Approximate total area[1]

94.6 m²

Bedroom
4.18 x 1.54 m

Bathroom
1.78 x 2.47 m

Landing
0.94 x 3.37 m

Bedroom
3.88 x 3.79 m

Bedroom
3.14 x 3.82 m

Floor 1

(1) Excluding balconies and terraces

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

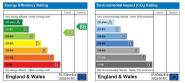Calculations are based on RICS IPMS 3C standard.

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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.