



Webbs
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Clarendon Road | Walsall | WS4 1AX
£240,000

Webbs
estate agents

Summary

** SEMI DETACHED HOUSE ** ** DECEPTIVELY SPACIOUS ** WELL MAINTAINED AND IMPROVED ** INTERNAL VIEWING ADVISED ** THREE BEDROOMS ** KITCHEN/DINER ** LIVING ROOM ** PAVED FRONTAGE ** PORCH ** PRIVATE REAR GARDEN ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING ** POPULAR AND CONVENIENT LOCATION CLOSE TO SCHOOLS, SHOPS AND AMENITIES **

Webbs Estate Agents have pleasure in offering this semi detached home having been improved and maintained to a high standard throughout. 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 and kitchen/diner. The first floor landing leads to three bedrooms and a re fitted modern bath room with separate WC. Externally there is a block paved frontage and garden to the rear. For a viewing call us on 01922 288800.

Key Features

- SEMI DETACHED HOUSE
- STORM PORCH
- LIVING ROOM
- FAMILY BATHROOM
- PAVED FRONTAGE & ENCLOSED REAR GARDEN
- 3 BEDROOMS
- THROUGH HALLWAY
- KITCHEN / DINER
- SEPARATE WC
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE PORCH

THROUGH HALLWAY

LIVING ROOM

11'3" x 14'4" (3.43 x 4.38)

KITCHEN / DINER

20'6" x 7'8" (6.26 x 2.35)

FIRST FLOOR LANDING

BEDROOM ONE

11'7" x 11'5" (3.54 x 3.48)

BEDROOM TWO

8'11" x 11'6" (2.72 x 3.53)

BEDROOM THREE

8'9" x 8'2" (2.67 x 2.49)

BATHROOM

4'7" x 5'6" (1.4 x 1.69)

SEPARATE WC

OUTSIDE

Identification Checks







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 | | Planned | |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| Band A | B | Band A | B |
| Band B | C | Band B | C |
| Band C | D | Band C | D |
| Band D | E | Band D | E |
| Band E | F | Band E | F |
| Band F | G | Band F | G |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |