



Webbs

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**Fairoaks Drive | Walsall | WS6 6HB**

**Offers In The Region Of £210,000**

 **Webbs**  
estate agents

## Summary

**\*\* CHAIN FREE \*\* DESIRABLE LOCATION \*\* SPACIOUS DORMER BUNGALOW \*\* 4 BEDROOMS \*\* SPACIOUS THROUGH LOUNGE DINER \*\* ENCLOSED REAR GARDEN WITH WORKSHOP \*\* IDEAL FOR LOCAL AMENITIES AND TRANSPORT LINKS \*\* AMPLE OFF ROAD PARKING \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer a deceptively spacious dormer bungalow within a desirable location offering ample living space, excellent school catchments, transport links, shops, and local amenities.

In brief, consisting of an entrance porch, breakfast kitchen, spacious through lounge diner with patio doors to the rear garden, shower room, and fourth bedroom completes the ground floor accommodation.

To the first floor, there are a further three bedrooms, externally the enclosed mature rear garden is a mixture of block paved patio seating area, lawn, and mature borders, also benefiting from a garage and workshop with ample off-road parking via the front driveway, viewing advised as this property is in a sought after location and sits on a generous plot.

## Key Features

- DESIRABLE LOCATION
- ENCLOSED MATURE REAR GARDEN
- CLOSE TO LOCAL TRANSPORT LINKS
- GARAGE AND WORKSHOP
- VIEWING ADVISED
- FOUR BEDROOMS
- EXCELLENT SCHOOL CATCHMENTS
- SPACIOUS LOUNGE DINER
- GROUND FLOOR BEDROOM AND SHOWER ROOM

## Rooms and Dimensions

### DRAFT DETAILS

#### ENTRANCE PORCH

**BREAKFAST KITCHEN**  
7'10" x 7'10" (2.41 x 2.39)

**SPACIOUS LOUNGE WITH DOORS TO THE DINING ROOM**  
17'1" x 10'1" (5.21 x 3.09)

**DINING ROOM**  
12'11" x 10'1" (3.94 x 3.09)

**BEDROOM FOUR**  
9'11" x 8'7" (3.03 x 2.62)

**SHOWER ROOM**  
8'6" x 7'11" (2.61 x 2.42)

#### FIRST FLOOR LANDING

**BEDROOM ONE**  
13'3" x 8'9" (4.04 x 2.67)

**BEDROOM TWO**  
9'6" x 7'6" (2.92 x 2.31)

**BEDROOM THREE**  
6'10" x 6'6" (2.10 x 1.99)

#### GARAGE

19'4" x 7'0" (5.90 x 2.15)

#### WORKSHOP

10'3" x 8'6" (3.14 x 2.61)

#### MATURE REAR GARDEN

#### FRONT DRIVEWAY

**FOR A VIEWING PLEASE CALL 01543 468846**

#### COAL MINING

#### CONNECTIVITY:

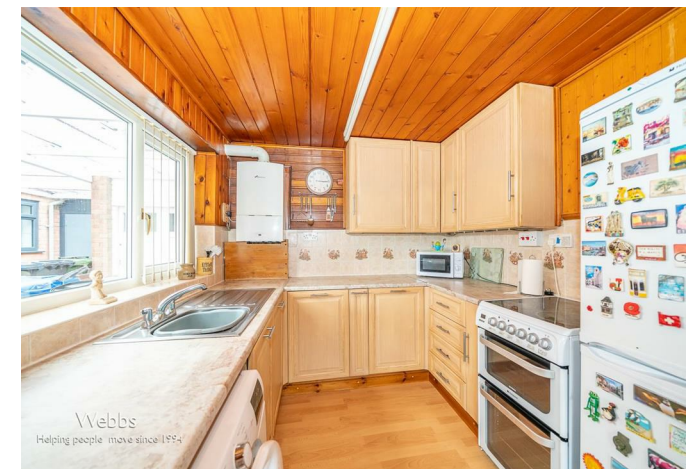
#### PARKING

#### PROPERTY TYPE & CONSTRUCTION

#### ROOMS

#### UTILITIES

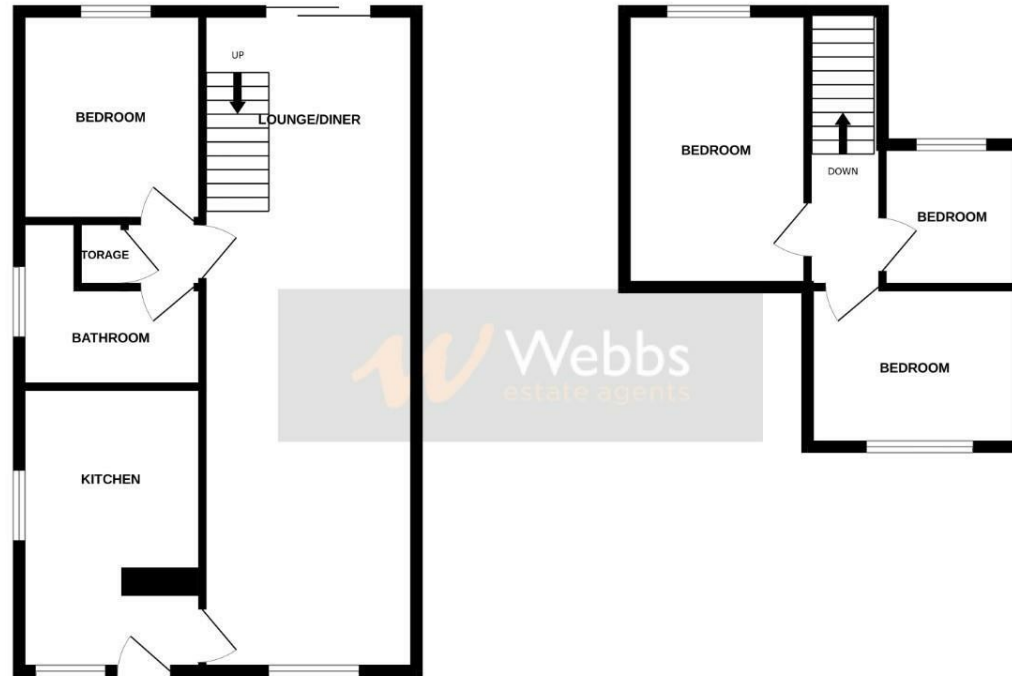
#### AUCTION INFORMATION/ GUIDE





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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lowest energy costs 100-120 kWh/m <sup>2</sup> /year A	76	Best environmental impact - lowest CO <sub>2</sub> emissions 100-120 g/m <sup>2</sup> /year A	76
120-135 kWh/m <sup>2</sup> /year B	75	100-120 g/m <sup>2</sup> /year B	75
135-150 kWh/m <sup>2</sup> /year C	74	120-145 g/m <sup>2</sup> /year C	74
150-170 kWh/m <sup>2</sup> /year D	73	145-175 g/m <sup>2</sup> /year D	73
170-190 kWh/m <sup>2</sup> /year E	72	175-200 g/m <sup>2</sup> /year E	72
190-215 kWh/m <sup>2</sup> /year F	71	200-250 g/m <sup>2</sup> /year F	71
215-250 kWh/m <sup>2</sup> /year G	70	250-300 g/m <sup>2</sup> /year G	70
England & Wales EU Directive 2002/91/EC	76	England & Wales EU Directive 2002/91/EC	76