



Webbs

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Achilles Close | Great Wryley, Walsall | WS6 6JW

Offers In The Region Of £180,000

 Webbs
estate agents

Summary

** IDEAL STARTER HOME ** POPULAR LOCATION ** GREAT SCHOOL CATCHMENT ** INTERNAL VIEWING ADVISED **
THREE BEDROOMS ** FAMILY BATHROOM ** SPACIOUS LOUNGE ** KITCHEN DINER ** FRONT & REAR GARDENS **
UPVC DOUBLE GLAZED ** GAS CENTRAL HEATING **

Webbs Estate Agents have pleasure in offering this lovely family home situated in the popular location of Great Wyrley, being close to all local amenities and schools. Briefly comprises an entrance hallway, spacious lounge, kitchen diner, three bedrooms and a family bathroom. Externally there are front & rear gardens.

Key Features

- MID TERRACED FAMILY HOME
- VIEWING ADVISED
- FAMILY BATHROOM
- KITCHEN DINER
- EXCELLENT TRANSPORT LINKS VIA ROAD AND RAIL
- POPULAR LOCATION
- THREE BEDROOMS
- SPACIOUS LOUNGE
- FRONT & REAR GARDENS
- WELL PRESENTED

Rooms and Dimensions

ENTRANCE HALLWAY

SPACIOUS LOUNGE

14'7" x 14'3" (4.46m x 4.36m)

KITCHEN DINER

14'3" x 9'10" (4.36m x 3.00m)

LANDING

BEDROOM ONE

14'2" x 8'5" (4.32m x 2.59m)

BEDROOM TWO

10'7" x 8'6" (3.24m x 2.60m)

BEDROOM THREE

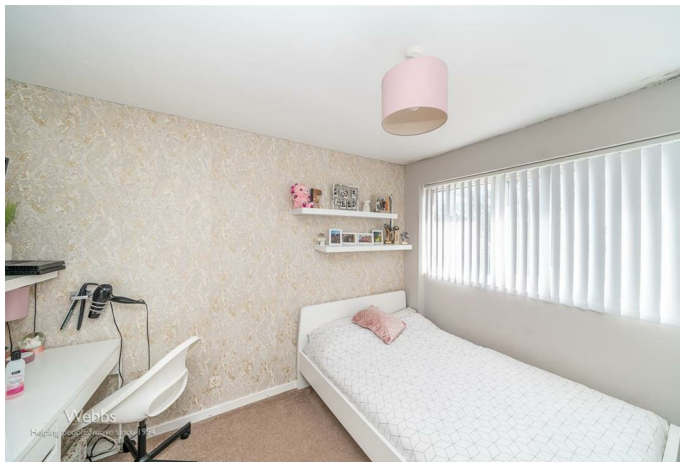
8'6" x 5'9" (2.61m x 1.76m)

FAMILY BATHROOM

REAR GARDEN

Identification checks - C





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
Best energy efficiency - lower energy costs 100-105 kWh/m ² /year A	75-80 kWh/m ² /year B	Best environmental impact - lower CO ₂ emissions 100-105 g/m ² /year A	105-110 g/m ² /year B
85-100 kWh/m ² /year C	70-75 kWh/m ² /year D	110-115 g/m ² /year C	115-120 g/m ² /year D
70-85 kWh/m ² /year D	65-70 kWh/m ² /year E	120-130 g/m ² /year E	130-140 g/m ² /year F
55-70 kWh/m ² /year E	50-65 kWh/m ² /year F	140-150 g/m ² /year F	150-160 g/m ² /year G
40-55 kWh/m ² /year F	35-50 kWh/m ² /year G	160-180 g/m ² /year G	180-200 g/m ² /year G
15-40 kWh/m ² /year G		200+ g/m ² /year G	
100-150 kWh/m ² /year G		200+ g/m ² /year G	
England & Wales EU Directive 2002/91/EC	89	England & Wales EU Directive 2002/91/EC	75