



Webbs
Helping people move since 1994

Park Lane | Great Wyrley, Walsall | WS6 6BN

Auction Guide £155,000



Summary

**** EXTENDED AND REFURBISHED END TERRACE BUNGALOW ** TWO DOUBLE BEDROOMS ** IDEAL FOR CANNOCK CHASE ****

Webbs Estate Agents are pleased to offer for sale an extended and recently refurbished, spacious end terrace bungalow, with parking access to the rear, easy access to local shops, amenities and excellent transport links.

In brief consisting of an entrance lobby, a spacious lounge diner with storage cupboard and a door to the refitted breakfast kitchen, an inner hallway with doors to the shower room and two double bedrooms.

Externally the property has an enclosed rear garden with double gate and pedestrian gate access and a frontage laid to lawn.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Key Features

- For Sale by Modern Auction – T & C's apply
- Buyers fees apply
- NO UPWARD CHAIN
- FULLY REFURBISHED
- REFITTED BATHROOM
- Subject to Reserve Price
- The Modern Method of Auction
- END TERRACE BUNGALOW
- REFITTED KITCHEN
- ENCLOSED REAR GARDEN

Rooms and Dimensions

ENTRANCE PORCH

LOUNGE / DINER

20'10" x 11'5" (6.37 x 3.5)

REFITTED KITCHEN

11'1" x 8'7" (3.38 x 2.63)

INNER HALL

BEDROOM ONE

16'2" x 11'8" (4.94 x 3.57)

BEDROOM TWO

12'5" x 10'7" (3.79 x 3.25)

SHOWER ROOM

6'11" x 5'0" (2.11 x 1.54)

OUTSIDE

IDENTIFICATION CHECKS - C





Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



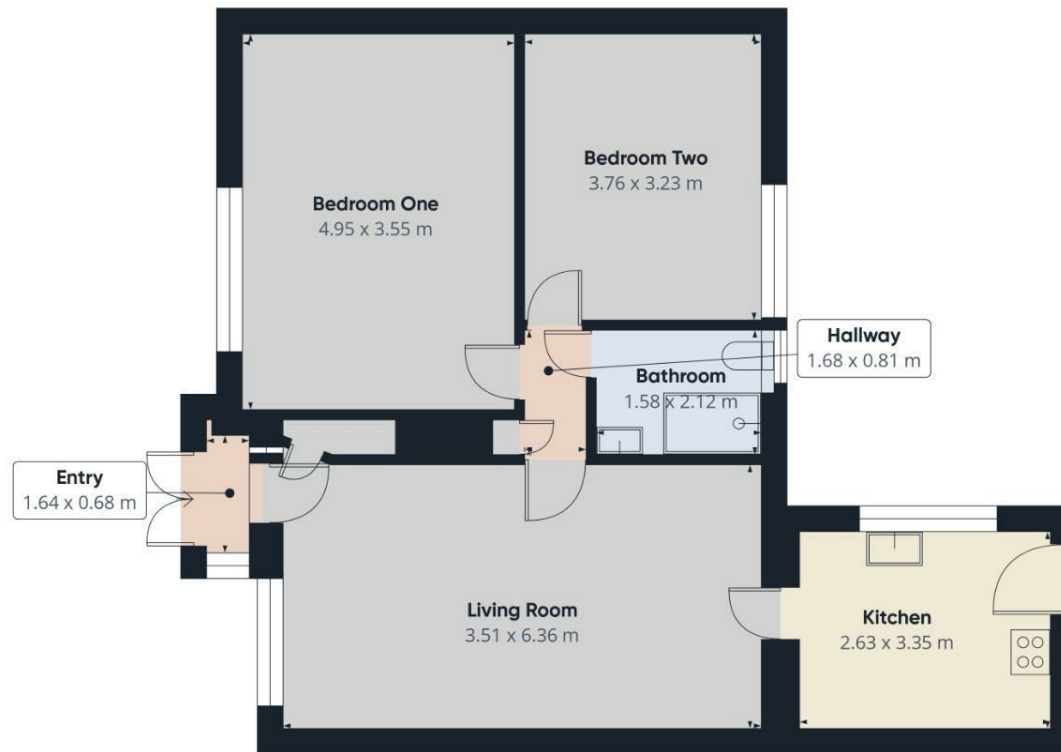
Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



Approximate total area⁽¹⁾
68.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Rate	Score	Rate	Score
Best possible (A)	92	Best possible (A)	34
100-92	82	100-34	24
95-90	81	95-30	23
85-80	80	90-26	22
75-70	79	85-22	21
65-60	78	80-18	20
55-50	77	75-14	19
45-40	76	70-10	18
35-30	75	65-6	17
25-20	74	60-2	16
15-10	73	55-1	15
5-10	72	50-1	14
Worst possible (G)	35	Worst possible (G)	10

England & Wales EU Directive 2002/91/EC