



Gorsey Lane | Walsall | WS6 6HJ

Offers In The Region Of £145,000

 **Webbs**
estate agents

Summary

**** CASH BUYERS ONLY DUE TO LOW LEASE **END TERRACE ** TWO DOUBLE BEDROOMS ** SPACIOUS LOUNGE DINER ** BREAKFAST KITCHEN ** ENCLOSED REAR GARDEN ** PARKING AT THE REAR ** IN NEED OF REFURBISHMENT ****

Webbs Estate Agents bring to the market a spacious end terraced home in Great Wyrley offering easy access to Train Station, local shops and amenities.

In brief consisting of an entrance porch, breakfast kitchen, spacious lounge leading to the enclosed rear garden.

To the first floor there are two spacious double bedrooms and bathroom, externally the property has an enclosed rear garden with parking at the rear.

The property is in need of refurbishment and has been reflected in the price, please call 01543 468846 to book a viewing.

Key Features

- POPULAR LOCATION
- IDEAL FOR THE TRAIN STATION
- PARKING AT THE REAR
- EXCELLENT TRANSPORT LINKS
- GARAGE
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- SPACIOUS LOUNGE
- IN NEED OF COSMETIC IMPROVEMENT
- CASH BUYERS DUE TO LOW LEASE

Rooms and Dimensions

ENTRANCE PORCH AND HALLWAY

BREAKFAST KITCHEN

11'4" x 5'8" (3.46 x 1.75)

SPACIOUS LOUNGE

15'1" x 11'8" (4.60 x 3.56)

LANDING

BEDROOM ONE

13'3" x 11'8" (4.05 x 3.58)

BEDROOM TWO

9'3" x 8'7" (2.82 x 2.63)

BATHROOM

ENCLOSED REAR GARDEN

OFF ROAD PARKING AT THE REAR

IDENTIFICATION CHECKS - C

Draft Details

Agents Notes





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Approximate total area⁽¹⁾
59.7 m²
Reduced headroom
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

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	
Score	Band	Score	Band
105.00	A	105.00	A
104.99	B	104.99	B
104.98	C	104.98	C
104.97	D	104.97	D
104.96	E	104.96	E
104.95	F	104.95	F
104.94	G	104.94	G

England & Wales EU Directive 2002/91/EC