



Webbs

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Clarendon Street | Bloxwich | WS3 2HT

Offers Over £150,000



## Summary

**\*\*THREE BEDROOM TERRACE HOME\*\*****\*\*TWO RECEPTION ROOMS\*\*****\*\*NO ONWARD CHAIN\*\*****\*\*POPULAR RESIDENTIAL LOCATION\*\*****\*\*PERFECT FIRST TIME BUY OR INVESTMENT\*\***

Nestled in the heart of Bloxwich on the sought-after Clarendon Street, this charming three-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. Built in 1900, the property boasts a blend of character and modern living.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The fitted kitchen is conveniently located, providing a functional space for culinary pursuits. Ascending to the first floor, you will find three generous bedrooms, each offering ample space for relaxation and personalisation. The fitted bathroom completes this level, ensuring all essential amenities are readily available.

The property also features a delightful rear garden, predominantly laid to lawn, providing a serene outdoor space for gardening enthusiasts or a safe play area for children.

## Key Features

- BUYER TO PAY A NON-REFUNDABLE RESERVATION FEE
- THREE GENEROUS BEDROOMS
- PRIVATE AND ENCLOSED REAR GARDEN
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING TODAY ON 01922 663399!!
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- STONE THROW FROM BLOXWICH HIGH STREET
- CLOSE TO ALL LOCAL AMENITIES

## Rooms and Dimensions

### Reception Room One

12'4" x 11'3" (3.78m x 3.43m)

### Reception Room Two

14'4" x 12'2" (4.37m x 3.71m)

### Kitchen

13'5" x 6'11" (4.09m x 2.13m)

### First Floor Landing

### Bedroom One

12'4" x 11'3" (3.76m x 3.43m)

### Bedroom Two

11'6" x 8'7" (3.53m x 2.62m)

### Bedroom Three

12'9" x 8'0" (3.89m x 2.46m)

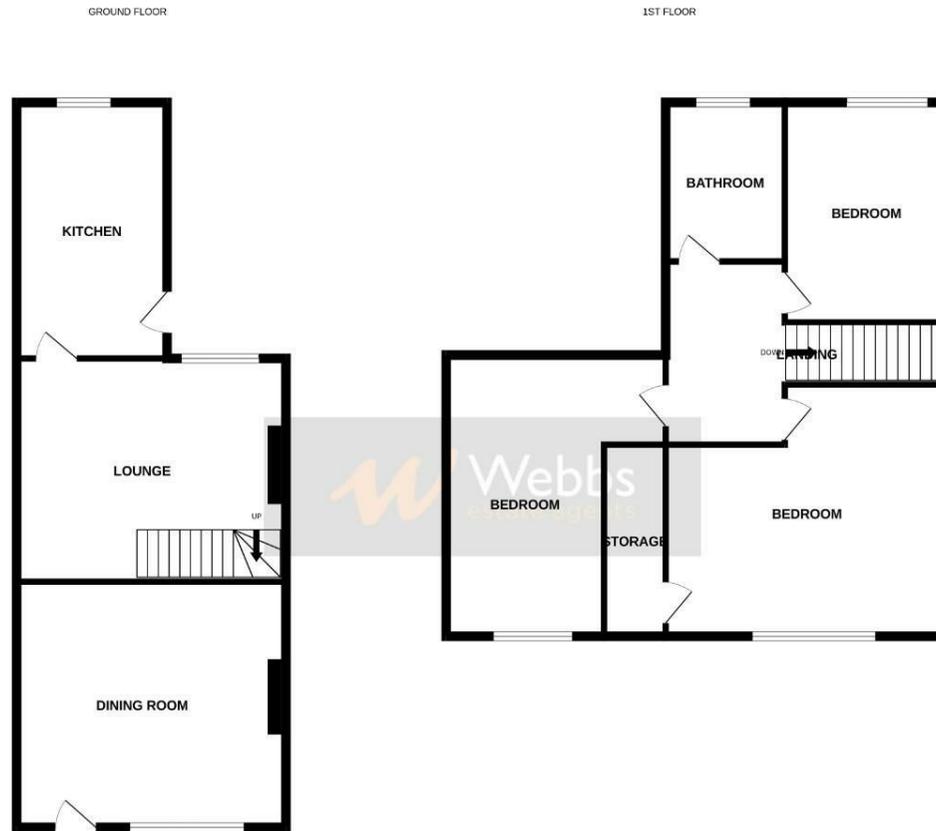
### Family Bathroom

### Identification Checks B

### Agent Note







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               |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |
| <table border="1"> <tr><td>100-125</td><td>A</td></tr> <tr><td>92-100</td><td>B</td></tr> <tr><td>84-91</td><td>C</td></tr> <tr><td>76-83</td><td>D</td></tr> <tr><td>68-75</td><td>E</td></tr> <tr><td>60-67</td><td>F</td></tr> <tr><td>52-59</td><td>G</td></tr> </table> | 100-125                 | A  | 92-100                  | B | 84-91 | C | 76-83 | D | 68-75 | E | 60-67 | F | 52-59 | G | <table border="1"> <tr><td>100-125</td><td>A</td></tr> <tr><td>92-100</td><td>B</td></tr> <tr><td>84-91</td><td>C</td></tr> <tr><td>76-83</td><td>D</td></tr> <tr><td>68-75</td><td>E</td></tr> <tr><td>60-67</td><td>F</td></tr> <tr><td>52-59</td><td>G</td></tr> </table> | 100-125 | A | 92-100 | B | 84-91 | C | 76-83 | D | 68-75 | E | 60-67 | F | 52-59 | G | <table border="1"> <tr><td>100-125</td><td>A</td></tr> <tr><td>92-100</td><td>B</td></tr> <tr><td>84-91</td><td>C</td></tr> <tr><td>76-83</td><td>D</td></tr> <tr><td>68-75</td><td>E</td></tr> <tr><td>60-67</td><td>F</td></tr> <tr><td>52-59</td><td>G</td></tr> </table> | 100-125 | A | 92-100 | B | 84-91 | C | 76-83 | D | 68-75 | E | 60-67 | F | 52-59 | G | <table border="1"> <tr><td>100-125</td><td>A</td></tr> <tr><td>92-100</td><td>B</td></tr> <tr><td>84-91</td><td>C</td></tr> <tr><td>76-83</td><td>D</td></tr> <tr><td>68-75</td><td>E</td></tr> <tr><td>60-67</td><td>F</td></tr> <tr><td>52-59</td><td>G</td></tr> </table> | 100-125 | A | 92-100 | B | 84-91 | C | 76-83 | D | 68-75 | E | 60-67 | F | 52-59 | G |
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| 92-100   | B                       |  |                         |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |
| 84-91  | C                       |  |                         |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |
| 76-83  | D                       |  |                         |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |
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| 60-67  | F                       |  |                         |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |
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| 83   | 83                      |  |                         |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |
| England & Wales  | EU Directive 2002/91/EC | England & Wales                                | EU Directive 2002/91/EC |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |  |         |   |        |   |       |   |       |   |       |   |       |   |       |   |

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