



  
Webbs  
estate agents  
01922 663393  
webbs.co.uk  
**FOR SALE**

Webbs  
Helping people move since 1994

**Harden Road | Walsall | WS3 1EL**

**£170,000**

 **Webbs**  
estate agents

## Summary

**\*\* TWO BEDROOM TERRACE HOME \*\* TWO RECEPTION ROOMS \*\* DECEPTIVELY SPACIOUS ACCOMMODATION \*\* GENEROUS REAR GARDEN \*\* TWO DOUBLE BEDROOMS \*\* SEPERATE UTILITY ROOM \*\* GUEST WC \*\* POPULAR AND CONVINIENT LOCATION\*\***

Webbs Estate Agents are delighted to present this charming two-bedroom Victorian terrace house located on Harden Road in the desirable area of Leamore, Walsall. This property boasts generous living and sleeping spaces, making it an ideal choice for families or first-time buyers.

Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious hall. The ground floor features a comfortable lounge, perfect for relaxation, and a versatile lounge/diner that provides ample space for entertaining guests. The galley-style fitted kitchen is both practical and stylish, complemented by a utility room and a convenient guest WC.

As you ascend to the first floor, you will find a well-appointed landing that leads to two generously sized double bedrooms, ensuring plenty of room for rest and personal space. The family bathroom is also located on this level, providing essential amenities for daily living.

Externally, the property offers a private and enclosed rear garden, predominantly laid to lawn, which is ideal for outdoor activities or simply enjoying the fresh air. A block-paved patio area adds a touch of elegance and serves as a perfect spot for al fresco dining or entertaining.

Situated in a popular location, this home is conveniently close to a variety of local shops, schools, and other amenities, making it a practical choice for everyday living. Do not miss the opportunity to view this delightful property. Please call one of our team members at Webbs Estate Agents on 01922 663399 to arrange your viewing today.

## Key Features

## Rooms and Dimensions

### Porch

### Hall

### Lounge

14'4" x 12'3" (4.39m x 3.75m)

### Lounge/Diner

10'2" x 13'4" (3.11m x 4.08m)

### Kitchen

11'9" x 7'10" (3.59m x 2.41m)

### Utility Room

10'1" x 6'4" (3.08m x 1.94m)

### WC

### First Floor Landing

### Bedroom one

14'2" x 11'0" (4.32m x 3.36m)

### Bedroom Two

12'4" x 11'3" (3.765m x 3.44m)

### Family Bathroom

### Identification Checks B







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 errors, omissions 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.  
Made with Metropix 20024

Webb's 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
<p>Key Average Energy Cost - lower energy costs</p> <p>100-150 kWh/m<sup>2</sup>/year <b>A</b></p> <p>150-200 kWh/m<sup>2</sup>/year <b>B</b></p> <p>200-250 kWh/m<sup>2</sup>/year <b>C</b></p> <p>250-300 kWh/m<sup>2</sup>/year <b>D</b></p> <p>300-350 kWh/m<sup>2</sup>/year <b>E</b></p> <p>350-400 kWh/m<sup>2</sup>/year <b>F</b></p> <p>400-450 kWh/m<sup>2</sup>/year <b>G</b></p>		<p>Key Annual CO<sub>2</sub> Emissions - lower CO<sub>2</sub> emissions</p> <p>10-20 tCO<sub>2</sub>/year <b>A</b></p> <p>20-30 tCO<sub>2</sub>/year <b>B</b></p> <p>30-40 tCO<sub>2</sub>/year <b>C</b></p> <p>40-50 tCO<sub>2</sub>/year <b>D</b></p> <p>50-60 tCO<sub>2</sub>/year <b>E</b></p> <p>60-70 tCO<sub>2</sub>/year <b>F</b></p> <p>70-80 tCO<sub>2</sub>/year <b>G</b></p>	
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: [bloxwich@webbestateagents.co.uk](mailto:bloxwich@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

