



Webbs
Helping people move since 1994

Friary Crescent | Walsall | WS4 1LA

£220,000

 Webbs
estate agents

Summary

** SEMI DETACHED HOUSE ** DECEPTIVELY SPACIOUS ** GOOD CONDITION ** THREE FIRST FLOOR BEDROOMS ** KITCHEN ** LIVING ROOM ** UTILITY ROOM ** FRONTAGE LAID TO LAWN ** GOOD SIZE PRIVATE REAR GARDEN ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING ** POPULAR AND CONVENIENT LOCATION CLOSE TO SCHOOLS , SHOPS AND AMENITIES ** EARLY VIEWING ADVISED **

Webbs Estate Agents have pleasure in offering this 3 bedroom semi detached home. The property is situated in a popular and convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Entrance hall , Living Room, kitchen and Utility. The first floor landing leads to three bedrooms and a family bathroom. Externally there is a frontage laid to lawn and a good size enclosed garden to the rear. For a viewing please call 01922 288800.

Key Features

- SEMI DETACHED HOME
- LIVING ROOM
- UTILITY ROOM
- FAMILY BATHROOM
- GARDENS
- POPULAR RESIDENTIAL LOCATION
- KITCHEN
- 3 BEDROOMS
- UPVC DG & GCH
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

Agents Note

ENTRANCE HALL

LIVING ROOM

11'0" x 18'5" (3.37 x 5.62)

KITCHEN

12'0" x 11'0" (3.66 x 3.36)

UTILITY ROOM

7'1" x 4'9" (2.17 x 1.46)

FIRST FLOOR LANDING

BEDROOM ONE

13'0" x 10'3" (3.98 x 3.13)

BEDROOM TWO

7'10" x 12'7" (2.41 x 3.84)

BEDROOM THREE

7'10" x 8'3" (2.41 x 2.54)

FAMILY BATHROOM

7'0" x 5'6" (2.15 x 1.68)

OUTSIDE

Identification Checks







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
105-120	A	105-120	A
90-105	B	90-105	B
75-89	C	75-89	C
60-74	D	60-74	D
45-59	E	45-59	E
30-44	F	30-44	F
15-29	G	15-29	G

England & Wales EU Directive 2002/91/EC