



Westbourne Street | Walsall | WS4 2JB

Offers Over £200,000

 **Webbs**
estate agents

Summary

** MID TERRACE HOUSE ** DECEPTIVELY SPACIOUS ** INTERNAL VIEWING ADVISED ** CELLAR ** THREE FIRST FLOOR BEDROOMS ** KITCHEN ** LIVING ROOM ** DINING ROOM ** FAMILY BATHROOM ** PRIVATE REAR GARDEN ** INNER LOBBY ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING ** POPULAR AND CONVENIENT LOCATION CLOSE TO SCHOOLS , SHOPS, AMENITIES AND WALSALL ARBORETUM ** EARLY VIEWING ADVISED **

Webbs Estate Agents have the pleasure in offering this mid terrace home. The property is situated in a popular and convenient location, being close to all local amenities, shops, schools and a 5-minute walk from the Walsall Arboretum. Briefly comprising on the ground floor : Entrance hall, Living Room, Cellar, Dining Room, inner lobby, kitchen and a family bathroom. The first floor landing leads to three bedrooms. Externally there is a walled frontage and to the rear, a beautiful private garden with a well maintained patio — providing a peaceful retreat, perfect for relaxing or entertaining For a viewing please call 01922 288800.

Key Features

- MID TERRACE HOME
- 3 BEDROOMS
- LIVING ROOM
- DINING ROOM
- GARDENS
- SUPERBLY PRESENTED
- HALLWAY
- CELLAR
- KITCHEN, FAMILY BATHROOM
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE HALLWAY

LIVING ROOM

15'1" x 11'2" (4.6 x 3.41)

DINING ROOM

11'2" x 11'6" (3.42 x 3.51)

KITCHEN

13'3" x 7'10" (4.04 x 2.41)

FAMILY BATHROOM

5'8" x 7'2" (1.73 x 2.19)

FIRST FLOOR LANDING

BEDROOM ONE

11'5" x 11'6" (3.5 x 3.52)

BEDROOM TWO

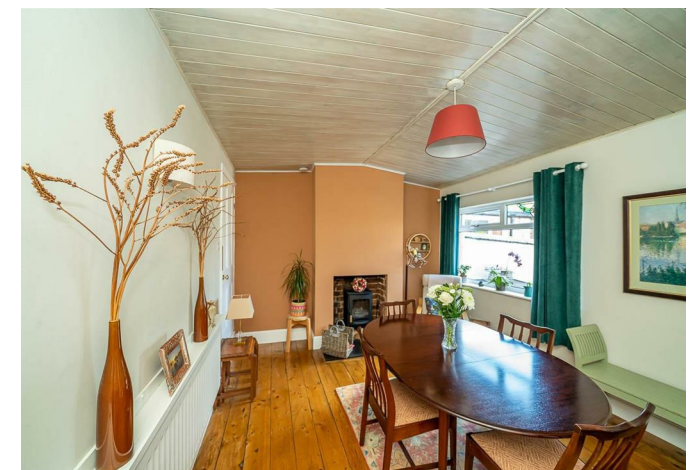
11'2" x 11'2" (3.42 x 3.42)

BEDROOM THREE

6'11" x 11'2" (2.11 x 3.42)

OUTSIDE

Identification Checks







Ground Floor



Floor 1



Approximate total area⁽¹⁾
80 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	
Score	Band	Score	Band
83	B	67	B
75-82	C	55-66	C
69-74	D	45-54	D
63-68	E	35-44	E
55-62	F	25-34	F
47-54	G	15-24	G

