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Grange Avenue | Walsall | WS9 8HJ

£240,000

 **Webbs**
estate agents

Summary

**** END TERRACE HOUSE ** CUL DE SAC LOCATION ** DECEPTIVELY SPACIOUS ** GOOD CONDITION ** THREE FIRST FLOOR BEDROOMS ** KITCHEN/DINER ** UTILITY ROOM ** LIVING ROOM ** FAMILY BATHROOM ** PRIVATE REAR GARDEN ** PAVED FRONTAGE ** 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 end terrace home. The property is situated in a popular and convenient cul-de-sac location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Entrance lobby, Living Room and a large kitchen/diner and a Utility room. The first floor landing leads to three bedrooms and a family bathroom. Externally there is a paved frontage (suitable for parking subject to a dropped kerb being obtained) and an enclosed garden to the rear. For a viewing please call 01922 288800.

Key Features

- NO ONWARD CHAIN
- 3 BEDROOM
- UTILITY ROOM
- PAVED FRONTAGE
- UPVC DG & GCH
- END TERRACE HOME
- KITCHEN / DINER
- FAMILY BATHROOM
- GARDEN
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE HALL

LIVING ROOM

11'10" x 13'5" (3.63 x 4.10)

KITCHEN/ DINER

8'8" x 24'11" (2.66 x 7.62)

UTILITY

5'10" x 7'5" (1.78 x 2.27)

LANDING

MASTER BEDROOM

9'5" x 16'7" (2.89 x 5.06)

BEDROOM TWO

8'0" x 11'5" (2.45 x 3.49)

BEDROOM THREE

16'8" x 7'8" (5.09 x 2.35)

FAMILY BATHROOM

7'4" x 5'10" (2.25 x 1.78)

OUTSIDE

Identification Checks







Approximate total area⁽¹⁾
78.9 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
78	B	65	D
77	B	64	D
76	B	63	D
75	B	62	D
74	B	61	D
73	B	60	D
72	B	59	D
71	B	58	D
70	B	57	D
69	B	56	D
68	B	55	D
67	B	54	D
66	B	53	D
65	B	52	D
64	B	51	D
63	B	50	D
62	B	49	D
61	B	48	D
60	B	47	D
59	B	46	D
58	B	45	D
57	B	44	D
56	B	43	D
55	B	42	D
54	B	41	D
53	B	40	D
52	B	39	D
51	B	38	D
50	B	37	D
49	B	36	D
48	B	35	D
47	B	34	D
46	B	33	D
45	B	32	D
44	B	31	D
43	B	30	D
42	B	29	D
41	B	28	D
40	B	27	D
39	B	26	D
38	B	25	D
37	B	24	D
36	B	23	D
35	B	22	D
34	B	21	D
33	B	20	D
32	B	19	D
31	B	18	D
30	B	17	D
29	B	16	D
28	B	15	D
27	B	14	D
26	B	13	D
25	B	12	D
24	B	11	D
23	B	10	D
22	B	9	D
21	B	8	D
20	B	7	D
19	B	6	D
18	B	5	D
17	B	4	D
16	B	3	D
15	B	2	D
14	B	1	D
13	B	0	D
12	B	0	D
11	B	0	D
10	B	0	D
9	B	0	D
8	B	0	D
7	B	0	D
6	B	0	D
5	B	0	D
4	B	0	D
3	B	0	D
2	B	0	D
1	B	0	D