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Lumley Road | Walsall | WS1 2LH

Asking Price £175,000

 **Webbs**
estate agents

Summary

****THREE BEDROOMS** **TWO RECEPTION ROOMS** **MODERN FITTED KITCHEN** **MODERN FITTED BATHROOM** **DECEPTIVELY SPACIOUS** **POPULAR LOCATION** **PERFECT FIRST TIME BUY OR INVESTMENT** **VIEWING ESSENTIAL****

Welcome to this deceptively spacious three-bedroom terraced home located on Lumley Road in Walsall. This property is ideally situated just a stone's throw away from a variety of local amenities, making it a perfect choice for families and professionals alike.

Upon entering, you will find two generous reception rooms that provide ample space for relaxation and entertaining. The inner hall leads you to the first floor, where you will discover a modern fitted kitchen, perfect for culinary enthusiasts. Additionally, there is a contemporary shower room that adds to the convenience of this lovely home.

The first floor boasts three well-proportioned bedrooms, each offering a comfortable retreat for rest and relaxation. The layout of the property ensures that there is plenty of natural light throughout, creating a warm and inviting atmosphere.

To the rear of the house, you will find a generous garden that features a patio area, ideal for outdoor dining or enjoying a quiet moment in the sun. The garden is mainly laid to lawn, providing a perfect

Key Features

- THREE BEDROOM TERRACE HOME
- FITTED KITCHEN
- POPULAR LOCATION
- VIEWING ESSENTIAL
- DECEPTIVELY SPACIOUS
- TWO RECEPTION ROOMS
- FITTED BATHROOM
- PERFECT FIRST TIME BUY OR INVESTMENT
- CLOSE TO ALL LOCAL AMENITIES
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

Rooms and Dimensions

Reception Room One

10'11" x 10'2" (3.34m x 3.11m)

Living Room

12'7" x 11'0" (3.84m x 3.37m)

Inner Hall

Kitchen

6'6" x 11'11" (1.99m x 3.65m)

Shower Room

9'3" x 5'11" (2.83m x 1.82m)

First Floor Landing

Bedroom One

12'5" x 10'2" (3.80m x 3.10m)

Bedroom Two

11'1" x 9'3" (3.38m x 2.83m)

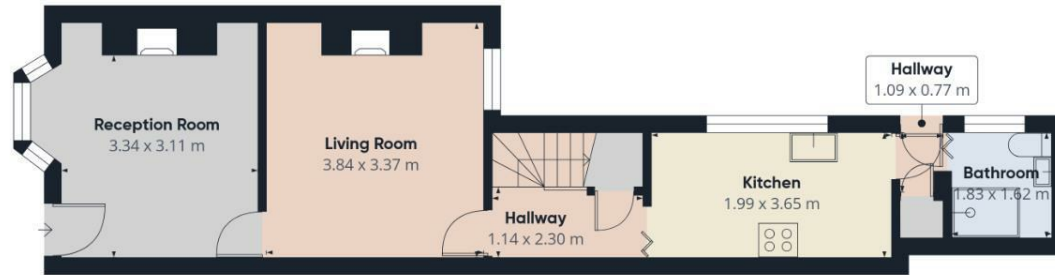
Bedroom Three

10'7" x 6'3" (3.24m x 1.92m)

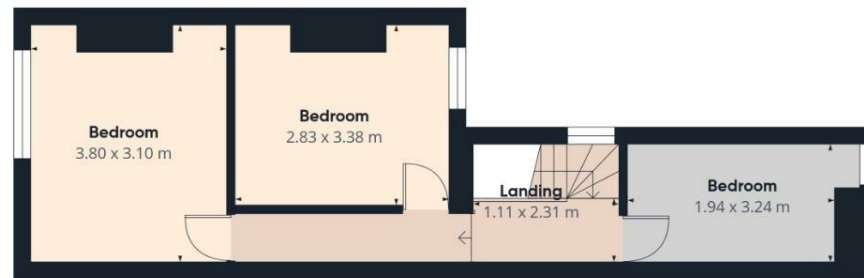
Identification Checks B







Ground Floor



Floor 1



Approximate total area⁽¹⁾
72.9 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.

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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 ₂) Rating	
Current	Potential	Current	Potential
<p>Key average energy cost - lower energy costs</p> <p>100-125 kWh/m²/year A</p> <p>125-150 kWh/m²/year B</p> <p>150-175 kWh/m²/year C</p> <p>175-200 kWh/m²/year D</p> <p>200-225 kWh/m²/year E</p> <p>225-250 kWh/m²/year F</p> <p>250-300 kWh/m²/year G</p>		<p>Key average CO₂ emissions - lower CO₂ emissions</p> <p>100-125 g/kWh/year A</p> <p>125-150 g/kWh/year B</p> <p>150-175 g/kWh/year C</p> <p>175-200 g/kWh/year D</p> <p>200-225 g/kWh/year E</p> <p>225-250 g/kWh/year F</p> <p>250-300 g/kWh/year G</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	