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**Grange Avenue | Walsall | WS9 8HJ**  
**£250,000**

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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<sup>(1)</sup>  
78.9 m<sup>2</sup>

(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.

