



West Street | Bloxwich, Walsall | WS3 2BE

Offers In The Region Of £180,000

 **Webbs**
estate agents

Summary

**** NO CHAIN ** DETACHED HOME ** POPULAR LOCATION ** VIEWING ADVISED **RENOVATED THROUGHOUT **PERFECT FIRST TIME BUY OR INVESTMENT**CALL WEBBS TO SECURE YOUR VIEWING****

Webbs Estate Agents are pleased to present this two-bedroom detached house located in Walsall. Conveniently positioned close to local amenities, schools, and transport links, this attractive home presents an excellent opportunity in a popular residential location.

The property features a bright living room to the front, a separate dining room, and an additional multi-purpose room providing ideal flexibility for home working, hobbies, or occasional guest space.

To the rear, the fitted kitchen is complemented by a rear hallway/garden access, adding practicality to the layout. Upstairs, the property offers two well-proportioned double bedrooms and a sizeable family bathroom, all accessed from a central landing.

Key Features

- NO CHAIN
- VIEWING ADVISED
- SPACIOUS BATHROOM
- STUDY
- WC & GARDENS
- POPULAR LOCATION
- TWO DOUBLE BEDROOMS
- LOUNGE AND DINING ROOM
- KITCHEN
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING!!!!

Rooms and Dimensions

Hallway

12'0" x 2'11" (3.68 x 0.91)

Living Room

12'11" x 8'7" (3.94 x 2.62)

Dining Room

11'9" x 11'9" (3.59 x 3.59)

Study

9'5" x 6'9" (2.89 x 2.08)

Kitchen

7'8" x 6'9" (2.35 x 2.07)

Rear Porch

4'9" x 7'3" (1.46 x 2.21)

Landing

12'2" x 2'7" (3.71 x 0.81)

Bedroom

12'2" x 11'11" (3.71 x 3.64)

Bedroom

12'2" x 8'11" (3.72 x 2.73)

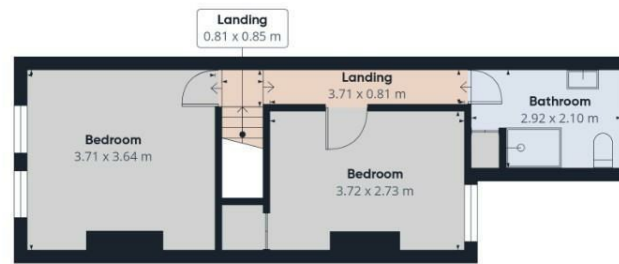
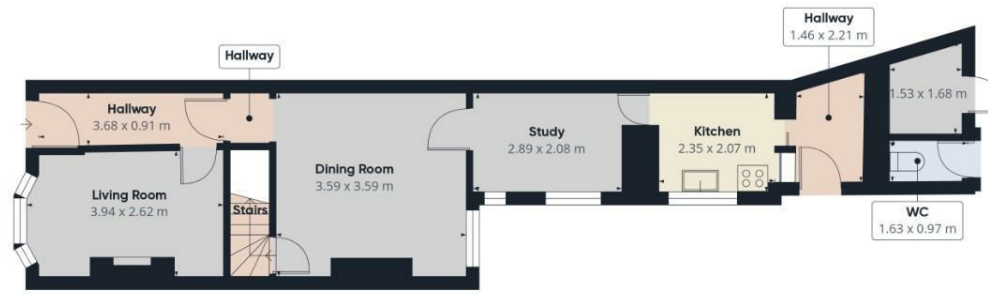
Bathroom

9'6" x 6'10" (2.92 x 2.10)

IDENTIFICATION CHECKS - C







Approximate total area⁽¹⁾
80.6 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	
Score	Band	Score	Band
74	A	33	G
69-73	B	31-32	F
64-68	C	29-30	E
59-63	D	27-28	D
54-58	E	25-26	C
49-53	F	23-24	B
44-48	G	21-22	A

England & Wales EU Directive 2002/91/EC