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Edinburgh Avenue | Walsall | WS2 0JD

Asking Price £190,000

 **Webbs**
estate agents

Summary

*DECEPTIVELY SPACIOUS THREE BEDROOM HOME**NO CHAIN**CUL-DE-SAC LOCATION**SEPERATE UTILITY ROOM**POTENTIAL TO EXTENDED**POPULAR LOCATION**PERFECT FIRST TIME BUY OR INVESTMENT**VIEWING ESSENTIAL**

Webbs Estate Agents are delighted to present this deceptively spacious semi-detached house located on Edinburgh Avenue in Walsall. This charming property is offered for sale with no onward chain, making it an ideal choice for those looking to move in without delay.

As you approach the home, you will notice the attractive walled and gated frontage, providing both privacy and curb appeal. Upon entering, you are welcomed by a bright entrance hall that leads into a generous through lounge diner. This inviting space benefits from dual aspect windows, allowing natural light to flood in, and features a lovely fireplace that adds a touch of warmth and character. Adjacent to the lounge diner is a well-fitted kitchen, perfect for culinary enthusiasts, along with a convenient utility room that offers additional storage and workspace.

Moving to the first floor, you will find three generous bedrooms, each providing ample space for relaxation and personalisation. The fitted bathroom is located at the rear of the property, ensuring convenience for all residents.

Key Features

- DECEPTIVELY SPACIOUS THREE BEDROOM HOME
- NO CHAIN
- CUL-DE-SAC LOCATION
- FITTED BATHROOM
- POPULAR LOCATION
- GENEROUS PLOT WITH POTENTIAL TO EXTENDED SUBJECT TO PLANNING
- PERFECT FIRST TIME BUY OR INVESTMENT+
- FITTED KITCHEN
- SEPERATE UTILITY ROOM
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

Rooms and Dimensions

Entrance Hall

Through Lounge

20'0" x 9'10" (6.10m x 3.00m)

Fitted Kitchen

9'10" x 9'10" (3.00m x 3.00m)

Utility Room

9'10" x 6'7" (3.00m x 2.01m)

First Floor Landing

Bedroom One

13'5" x 10'2" (4.09m x 3.10m)

Bedroom Two

12'5" x 6'3" (3.81m x 1.91m)

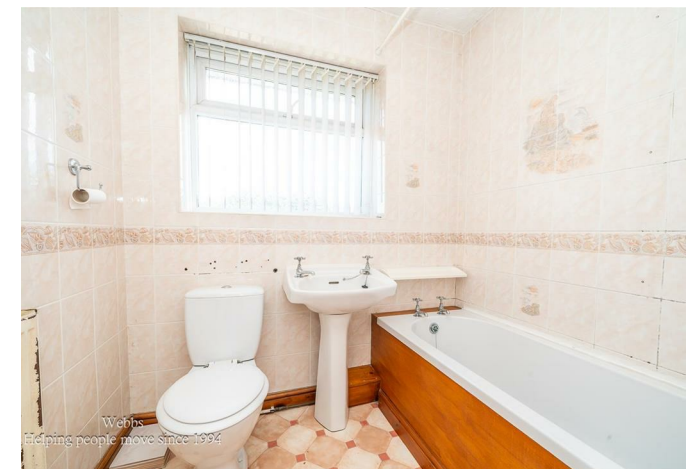
Bedroom Three

9'10" x 5'10" (3.00m x 1.80m)

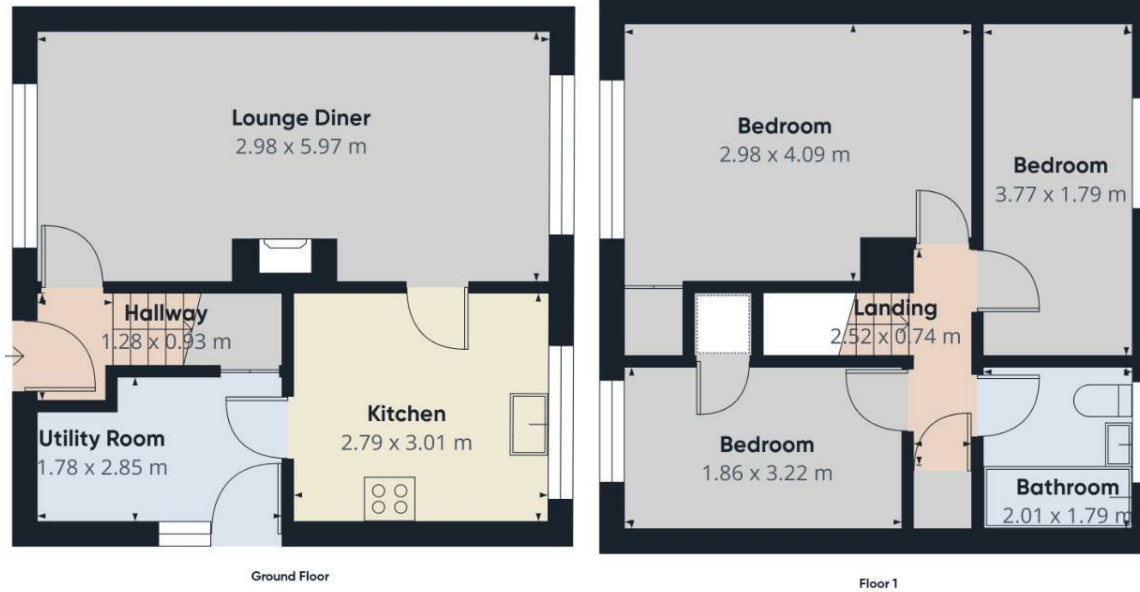
Family Bathroom

Identification Checks B

Agents Note B







Approximate total area⁽¹⁾
64.9 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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	87		
<p>Energy Efficiency Rating scale (A-G):</p> <ul style="list-style-type: none"> A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 49-54 F: 39-48 G: 1-38 		<p>Environmental Impact (CO₂) Rating scale (A-G):</p> <ul style="list-style-type: none"> A: 10-20 B: 21-30 C: 31-40 D: 41-50 E: 51-60 F: 61-70 G: 71-80 	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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.