



**Hollands Way | Walsall | WS3 5DH**  
**£190,000**

**W** Webbs  
estate agents

## Summary

\*\* MID TERRACE HOUSE \*\* DECEPTIVELY SPACIOUS \*\* INTERNAL VIEWING ADVISED \*\* THREE FIRST FLOOR BEDROOMS \*\* KITCHEN / DINER \*\* LIVING ROOM \*\* PEDESTRIAN FRONTAGE \*\* PRIVATE REAR GARDEN \*\* STORE ROOM \*\* PART 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 mid terrace home. The property is situated in a popular and convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Entrance Porch , Living Room and a Kitchen / Dining room. The first floor landing leads to three bedrooms and a family bathroom. Externally there is a pedestrian frontage and an enclosed garden to the rear. For a viewing please call 01922 288800.

## Key Features

## Rooms and Dimensions

### ENTRANCE PORCH

### LIVING ROOM

14'6" x 14'9" (4.42 x 4.52)

### DINING AREA

9'2". x 9'9" (2.8. x 2.99)

### KITCHEN AREA

11'3" x 9'9" (3.43 x 2.99)

### REAR LOBBY

### STORE ROOM

### FIRST FLOOR LANDING

### BEDROOM ONE

11'4" x 12'1" (3.46 x 3.69)

### BEDROOM TWO

9'10" x 14'7" (3.01 x 4.46)

### BEDROOM THREE

8'3" x 9'1" (2.53 x 2.79)

### FAMILY BATHROOM

5'6" x 8'2" (1.69 x 2.49)

### OUTSIDE

### Identification Checks







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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs		Current	Very environmentally friendly - lower CO <sub>2</sub> emissions		Current
Band A	B	74	Band A	C	80
Band B	C		Band B	D	
Band C	D		Band C	E	
Band D	E		Band D	F	
Band E	F		Band E	G	
Band F	G		Band F		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC