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Helping people move since 1994

Essex Street | Walsall | WS2 7AR

Auction Guide £120,000



## Summary

**\*\*SOLD VIA MODERN METHOD OF AUCTION\*\*BUYER TO PAY RESERVATION FEE\*\*TWO BEDROOM TERRACE\*\*NO CHAIN\*\*FITTED KITCHEN\*\*FITTED BATHROOM\*\*VIEWING ESSENTIAL\*\*POPULAR LOCATION\*\***

Nestled on Essex Street in Walsall, this charming two-bedroom terraced house presents an excellent opportunity for both first-time buyers and investors alike. The property is being sold via the modern method of auction, ensuring a straightforward purchasing process with no onward chain, allowing for a swift transition into your new home.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into a second reception area, providing ample space for relaxation and entertaining. The fitted kitchen is conveniently located, offering practicality for everyday living. The first floor boasts two generously sized double bedrooms, perfect for accommodating family or guests.

Completing this delightful home is a well-appointed bathroom, ensuring comfort and convenience for all residents. The property also features a charming back garden, ideal for enjoying the outdoors, whether it be for gardening, entertaining, or simply unwinding after a long day.

This terraced house on Essex Street is not only a lovely home but also a fantastic investment opportunity in a desirable location. With its modern auction method, you can secure this property with ease and begin your journey in Walsall. Don't miss out on the chance to make this house your home.

## Key Features

- SOLD VIA THE MODERN METHOD OF AUCTION
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- FITTED BATHROOM
- VIEWING ESSENTIAL
- BUYER TO PAY NON REFUNDABLE RESERVATION FEE
- TWO BEDROOMS
- FITTED KITCHEN
- POPULAR LOCATION
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Entry

### Front Room

11'10" x 10'11" (3.63 x 3.35)

### Back Room

11'10" x 11'0" (3.62 x 3.36)

### Kitchen

6'4" x 10'7" (1.94 x 3.24)

### Hallway

6'4" x 2'8" (1.94 x 0.83)

### Bathroom

6'3" x 5'8" (1.92 x 1.74)

### Bedroom One

11'11" x 11'1" (3.65 x 3.38)

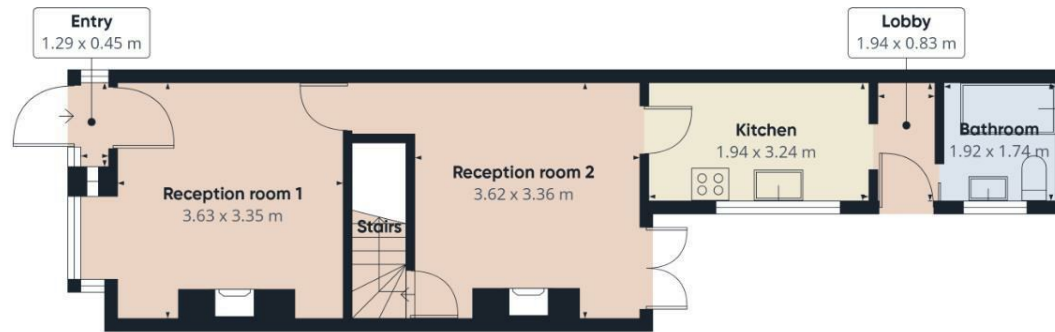
### Bedroom Two

11'9" x 11'0" (3.59 x 3.36)

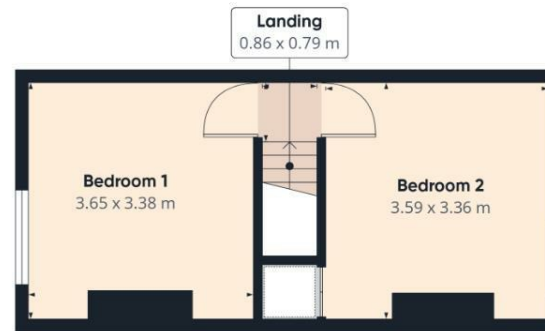
### Identification Checks B







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
63.2 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key average energy cost - lower energy costs</p> <p>100-125 £/m<sup>2</sup>/a <b>A</b></p> <p>125-150 £/m<sup>2</sup>/a <b>B</b></p> <p>150-175 £/m<sup>2</sup>/a <b>C</b></p> <p>175-200 £/m<sup>2</sup>/a <b>D</b></p> <p>200-225 £/m<sup>2</sup>/a <b>E</b></p> <p>225-250 £/m<sup>2</sup>/a <b>F</b></p> <p>250-300 £/m<sup>2</sup>/a <b>G</b></p>	<p>76</p>	<p>Key average CO<sub>2</sub> emissions - lower CO<sub>2</sub> emissions</p> <p>100-125 g/kWh <b>A</b></p> <p>125-150 g/kWh <b>B</b></p> <p>150-175 g/kWh <b>C</b></p> <p>175-200 g/kWh <b>D</b></p> <p>200-225 g/kWh <b>E</b></p> <p>225-250 g/kWh <b>F</b></p> <p>250-300 g/kWh <b>G</b></p>	<p>45</p>
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	