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Brook Lane | Walsall | WS9 9NB

£240,000

 **Webbs**  
estate agents

## Summary

\*\* IMPROVED SEMI DETACHED FAMILY HOME \*\* NO UPWARD CHAIN \*\* POPULAR LOCATION \*\* CLOSE TO SCHOOLS AND AMENITIES \*\* EARLY VIEWING ADVISED \*\* THREE BEDROOMS \*\* FAMILY BATHROOM \*\* SPACIOUS LIVING / DINING ROOM \*\* KITCHEN \*\* GARAGE \*\* DRIVEWAY PARKING \*\* REAR GARDEN \*\* UPVC DOUBLE GLAZED \*\* GAS CENTRAL HEATING \*\*

Webbs Estate Agents have pleasure in offering for sale with NO UPWARD CHAIN this well presented semi-detached family home, situated in a popular residential area, being close to all local amenities, shops and schools. Briefly comprising: hallway, living /dining room and kitchen. To the first floor, the landing leads to three bedrooms, and a family bathroom. Externally there is ample driveway parking, garage and an enclosed rear garden. EARLY VIEWING IS ADVISED!

## Key Features

- NO UPWARD CHAIN
- MUCH IMPROVED
- KITCHEN
- FAMILY BATHROOM
- GARAGE
- SEMI DETACHED
- 3 BEDROOMS
- LIVING / DINING ROOM
- GARDENS & PARKING
- EARLY VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE LOBBY

### KITCHEN

8'6" x 9'1" (2.6 x 2.79)

### LIVING / DINING ROOM

12'3" x 16'5" (3.75 x 5.02)

### FIRST FLOOR LANDING

### BEDROOM ONE

12'4" x 9'8" (3.78 x 2.96)

### BEDROOM TWO

12'4" x 9'8" (3.77 x 2.97)

### BEDROOM THREE

12'11" x 9'3" (3.95 x 2.82)

### FAMILY BATHROOM

6'3" x 9'2" (1.92 x 2.81)

### GARAGE

### OUTSIDE

### Identification Checks





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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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
86	74	G	G
Energy Efficiency Rating: 86 (Current), 74 (Potential) Energy Efficiency Rating Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact (CO <sub>2</sub> ) Rating: G (Current), G (Potential) Environmental Impact (CO <sub>2</sub> ) Rating Legend: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70)	
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	

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