



Webbs

Helping people move since 1994

Hawthorn Road | Walsall | WS4 1PD

Asking Price £230,000

 **Webbs**
estate agents

Summary

** SEMI DETACHED HOUSE ** DECEPTIVELY SPACIOUS ** THREE BEDROOMS ** FAMILY BATHROOM ** DINING ROOM ** REFITTED KITCHEN ** LIVING ROOM ** LARGE DRIVEWAY AND GARDEN ** PRIVATE REAR GARDEN WITH STORAGE ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING ** POPULAR AND CONVENIENT LOCATION CLOSE TO SCHOOLS , SHOPS AND AMENITIES **

Webbs Estate Agents have pleasure in offering this semi detached home situated in a popular and convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor : porch, reception hallway , Living Room, dining room and kitchen. The first floor landing leads to three bedrooms and a family bathroom. Externally there is a block paved driveway and garden to the rear with a storage shed. For a viewing call us on 01922 288800.

Key Features

- SEMI DETACHED HOUSE
- LIVING ROOM
- REFITTED KITCHEN
- WC
- ENCLOSED REAR GARDEN
- 3 BEDROOMS
- DINING ROOM
- FAMILY BATHROOM
- AMPLE PARKING
- CALL FOR VIEWING

Rooms and Dimensions

ENTRANCE PORCH

HALLWAY

DINING ROOM

9'9" x 9'11" (2.98 x 3.03)

LIVING ROOM

12'11" x 11'8" (3.96 x 3.56)

REFITTED KITCHEN

10'10" x 9'7" (3.32 x 2.94)

WC

FIRST FLOOR LANDING

BEDROOM ONE

12'11" x 10'11" (3.94 x 3.33)

BEDROOM TWO

9'8" x 11'0" (2.97 x 3.37)

BEDROOM THREE

9'10" x 9'11" (3.01 x 3.04)

FAMILY BATHROOM

6'8" x 6'5" (2.05 x 1.96)

OUTSIDE

Identification Checks





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	
Current	Potential	Current	Potential
Best Available Energy - lower energy costs 100-125 kWh/m ² /year 125-150 kWh/m ² /year 150-175 kWh/m ² /year 175-200 kWh/m ² /year 200-225 kWh/m ² /year 225-250 kWh/m ² /year 250-300 kWh/m ² /year 300+ kWh/m ² /year	67	Best Available Energy - lower CO ₂ emissions 100-125 gCO ₂ /m ² /year 125-150 gCO ₂ /m ² /year 150-175 gCO ₂ /m ² /year 175-200 gCO ₂ /m ² /year 200-225 gCO ₂ /m ² /year 225-250 gCO ₂ /m ² /year 250-300 gCO ₂ /m ² /year 300+ gCO ₂ /m ² /year	74
EU Directive 2002/91/EC England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC England & Wales	EU Directive 2002/91/EC