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Elder Road | Wolverhampton | WV14 8QB

By Auction £200,000

 **Webbs**
estate agents

Summary

****MODERN METHOD OF AUCTION SALE**AUCTION T & C'S APPLY**GUIDE OF £220,000**WALKING DISTANCE TO TRAM LINKS INTO BIRMINGHAM CITY CENTRE AND ROAD NETWORKS TO M6/M5 MOTORWAY CONNECTIONS CLOSEBY**NO CHAIN**THREE BEDROOMS**EN-SUITE TO MASTER BEDROOM/GROUND FLOOR GUEST WC AND FIRST FLOOR FAMILY BATHROOM****

Offered for sale with no upward chain, this three bedroom modern semi detached home is available via the Modern Method of Auction (T&Cs apply) with a guide price of £220,000. Tucked away in a quiet Cul de sac location and having thoughtful touches of newly installed blinds, a Hive heating system, smart alarm and front facing camera, there is not only style, but also peace of mind.

The spacious entrance hallway leading to a generous dual aspect living room, flooded with natural light from windows to both the front and rear aspects, creating a warm and inviting space to relax. The impressive dining kitchen offers ample room for both cooking and entertaining, with space for a family dining table and direct access to the rear garden. A convenient guest WC completes the ground floor accommodation.

Key Features

- NO UPWARD CHAIN - FOR SALE VIA THE MODERN METHOD OF AUCTION (T&Cs APPLY)
- GUIDE PRICE £220,000 - VIEWING ESSENTIAL!!
- CUL-DE-SAC LOCATION WITHIN A MODERN DEVELOPMENT - WALKING DISTANCE TO TRAM LINKS INTO BIRMINGHAM CITY CENTRE
- BRIGHT AND AIRY DUAL ASPECT LIVING ROOM FILLED WITH NATURAL LIGHT AND ACCESS TO THE REAR GARDEN
- MODERN DINING KITCHEN WITH SPACE FOR FAMILY DINING AND ACCESS TO THE REAR GARDEN
- THREE GOOD SIZED BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- ENCLOSED REAR GARDEN WITH PATIO AND LAWN - PERFECT FOR OUTDOOR ENTERTAINING
- TWO ALLOCATED PARKING SPACES/DRIVEWAY OPPOSITE THE PROPERTY
- EXCELLENT TRANSPORT LINKS INCLUDING WALKING DISTANCE TO THE MIDLAND METRO TRAM SERVICES WITH DIRECT ACCESS TO BIRMINGHAM CITY CENTRE
- GREAT COMMUTING LINKS TO THE M6 AND M5 MOTORWAY NETWORKS - GREAT FOR COMMUTERS

Rooms and Dimensions

ENTRANCE HALLWAY

GROUND FLOOR GUEST WC

DUAL ASPECT LIVING ROOM

19'7"/17'1" x 9'3" (5.97m/5.21m x 2.84m)

DINING KITCHEN

17'1" x 9'4" (5.21m x 2.86m)

FIRST FLOOR LANDING

MASTER BEDROOM

9'10" x 8'11" (3.00m x 2.74m)

ENSUITE SHOWER ROOM

BEDROOM TWO

9'7" x 9'3" (2.93m x 2.83m)

BEDROOM THREE

7'10" x 7'2" (2.39m x 2.20m)

FIRST FLOOR FAMILY BATHROOM

ALLOCATED DRIVEWAY/PARKING SPACES

Agents Note

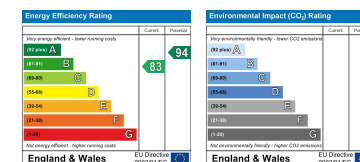
Auctioneers Comments- A







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.



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