



NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

OFFERS REGION £185,000





## 10 WEBSTER ROAD, WALSALL

This three bedroomed end town house is conveniently situated in this popular residential area being well served by local amenities, including shops, public transport services to neighbouring areas and schools for children of all ages.

Affording an excellent opportunity for the first time buyer, young family or investment purchaser, the accommodation briefly comprises the following:- (all measurements approximate)

### RECEPTION HALL

having entrance door, ceiling light point and stairs off to first floor.

### LOUNGE

4.56m x 3.67m (15' 0" x 12' 0") having UPVC double glazed windows to front, ceiling light point, central heating radiator and gas fire.

### KITCHEN

4.70m x 2.37m (15' 5" x 7' 9") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, gas cooker point with extractor hood over, appliance space, plumbing for automatic washing machine, strip light, central heating radiator, built-in store cupboard and UPVC double glazed window to rear.

### REAR LOBBY

having door to rear garden.

### CLOAKROOM

having high flush w.c., ceiling light point and UPVC double glazed window to side.

### FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point and access hatch to loft.

### BEDROOM NO 1

3.70m x 2.70m (12' 2" x 8' 10") having UPVC double glazed window to front, ceiling light point and central heating radiator.

### BEDROOM NO 2

3.13m x 2.82m (10' 3" x 9' 3") having UPVC double glazed window to rear, ceiling light point, central heating radiator.

### BEDROOM NO 3

2.69m x 2.17m (8' 10" x 7' 1") having UPVC double glazed window to rear, ceiling light point and central heating radiator.

### BATHROOM

having white suite comprising panelled bath with fitted shower attachment, wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, airing cupboard and UPVC double glazed window to front.

### OUTSIDE

#### LAWNED FOREGARDEN

with well stocked flower and shrub borders, DRIVEWAY providing off-road parking and with pathway to front entrance door.

#### ENCLOSED REAR GARDEN

with timber fencing surround, paved patio area, flower and shrub borders, a variety of trees and bushes, timber garden shed and with side access gate.

### SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

### TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

### FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

### COUNCIL TAX

We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band A with Walsall Council.

### VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/07/05/25

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### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

### NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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