Simmons Road | Coppice Farm, Willenhall, | WV11 2NU

Offers Over £210,000

Webbs
estate agents

Summary

** WOW ** MOTIVATED SELLER ** FABULOUS CORNER PLOT ** CASH BUYERS/FTB BUYERS ** OUTSTANING OPPORTUNITY ** LOVELY OUTLOOK TO FRONT AND REAR ELEVATIONS ** DECPETIVELY SPACIOUS ** POTENTIAL TO EXTEND (STPC) ** THROUGH HALLWAY ** STUNNING LOUNGE WITH OAK FLOORING AND LOG BURNER ** FANTASTIC REFITTED KITCHEN VERANDAH / DINING ROOM ** TWO DOUBLE BEDROOMS ** REFITTED WET ROOM ** GENEROUS GARDENS & DRIVEWAY ** CAR PORT ** SECLUDED AND NOT OVERLOOKED ** TWO REAR GARDEN AREAS**

Webbs Estate Agents are delighted to offer for sale this rather wonderful corner plot extended semi-detached home with an absolute plethora of opportunity for further expansion. This lovely home very briefly comprises of porchway, hallway, STUNNING lounge with NEW oak flooring and log burner, REFITTED kitchen, dining room, storage room, landing, two double bedrooms and shower room, Externally there is a private driveway, car port and a wonderful southerly facing rear garden being low maintenance and very private indeed.

Key Features

- FABULOUS SEMI DETACHED HOME
- POTENTIAL TO EXTEND (stpc)

- POPULAR LOCATION
- VIEWING IS ESSENTIAL

Rooms and Dimensions

AWAITING VENDOR APPROVAL

PORCH

THROUGH HALLWAY

LOUNGE WITH LOG BURNER
20'6" x 10'11" (6.26m x 3.33m)

REFITTED KITCHEN
7'7" x 9'6" (2.32m x 2.91m)

DINING / GARDEN ROOM
12'0" x 7'7" (3.68m x 2.32m)

STORE ROOM

LANDING

BEDROOM ONE
13'11" x 10'5" (4.25m x 3.20m)

BEDROOM TWO
11'0" x 9'6" (3.36m x 2.91m)

WET ROOM
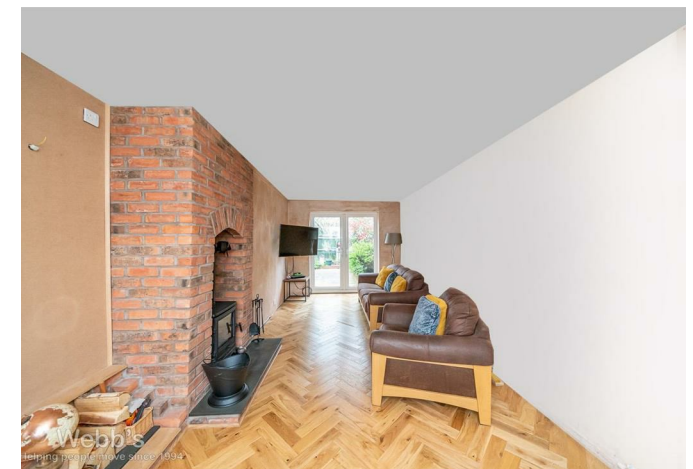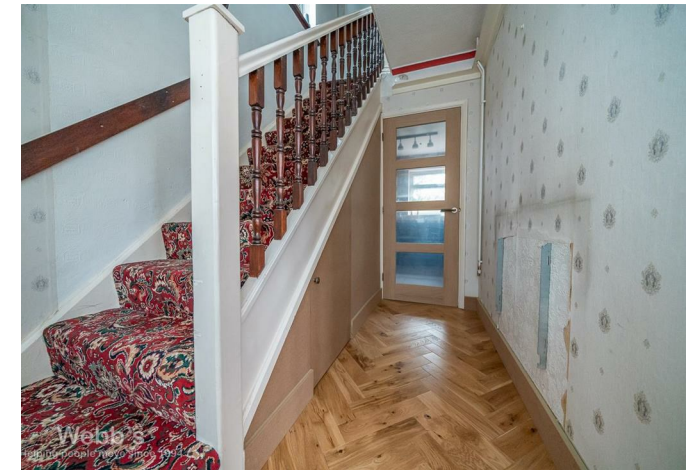
PRIVATE GARDENS

PRIVATE DRIVEWAY

COAL MINING

CONNECTIVITY:

PARKING

PROPERTY TYPE & CONSTRUCTION

ROOMS

UTILITIES

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			

England & Wales — EU Directive 2002/91/EC
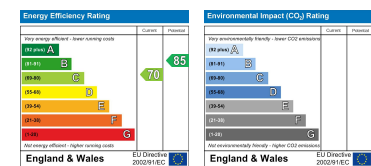
212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: bloxwich@webbsestateagents.co.uk | www.webbestateagents.co.uk

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