



Webbs

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Pinewood Close | Willenhall | WV12 5NY

Offers In The Region Of £240,000



Summary

** SPACIOUS FAMILY SIZED EXTENDED SEMI DETACHED HOME ** CUL DE SAC POSITION** NO ONWARD CHAIN ** SOUGHT AFTER AND CONVENIENT LOCATION ** VIEWING ESSENTIAL ** LIVING ROOM ** EXTENDED DINING ROOM ** EXTENDED KITCHEN ** THREE BEDROOMS ** SHOWER ROOM ** FRONT DRIVEWAY PARKING FOR TWO CARS** TANDEM LENGTH DOUBLE GARAGE ** GARDENS TO FRONT AND REAR ** CLOSE TO NATURE RESERVE **

Webbs Estate Agents have pleasure in offering this spacious and extended semi detached home positioned within a quiet cul de sac and situated in a sought after and convenient location close to all local amenities, shops, schools and nature reserve. Briefly comprising: Entrance porch, hallway, living room, extended dining room and kitchen, landing leading to three bedrooms and shower room. Externally there is a driveway with parking two cars, tandem length garage, front garden and private rear garden. To book a viewng call Bloxwich branch 01922 663399.

Key Features

- SPACIOUS EXTENDED SEMI DETACHED PROPERTY
- THREE BEDROOMS
- EASY ACCESS TO LOCAL SHOPS, AMENITIES, SCHOOLS AND NATURE RESERVE
- EXTENDED KITCHEN
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- CUL DE SAC POSITION
- LOUNGE , EXTENDED DINING ROOM
- TANDEM LENGTH DOUBLE GARAGE AND TWO CAR DRIVEWAY
- DOUBLE GLAZING AND GAS CENTRAL HEATING

Rooms and Dimensions

Entrance porch

Reception hall

Living room

14'1" x 10'6" (4.30m x 3.21m)

Extended Dining room

15'2" x 7'10" (4.64m x 2.41m)

Extended Kitchen

14'6" x 8'5" (4.42m x 2.59m)

First floor landing

Bedroom one

11'0" x 9'2" (3.37m x 2.81m)

Bedroom two

9'11" x 10'9" (3.04m x 3.28m)

Bedroom three

7'11" x 7'6" (2.42m x 2.29m)

Shower Room

5'5" x 5'10" (1.67m x 1.79m)

Front garden and driveway

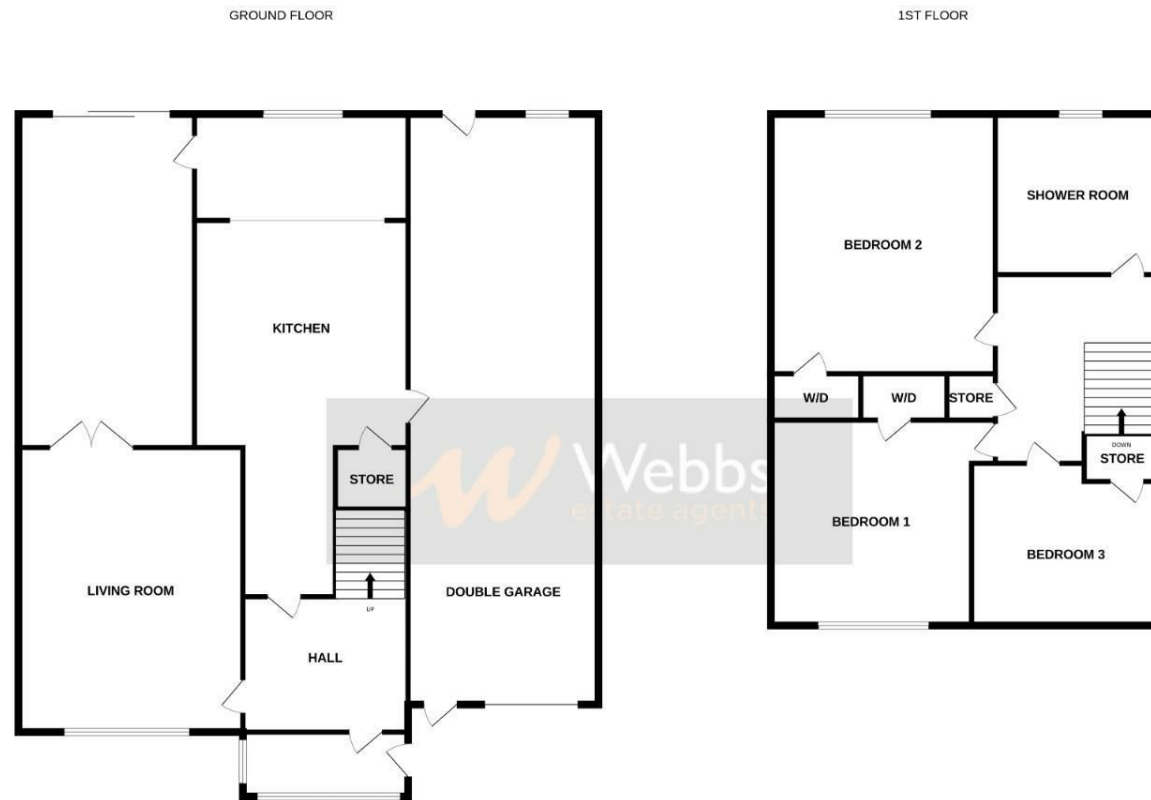
Double tandem length Garage

29'7" x 7'4" (9.03m x 2.25m)

Private rear garden







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	
Rate	Score	Rate	Score
Very Energy Efficient - lower energy costs	92-100	Very low environmental impact - lower CO ₂ emissions	1-10
A	84	A	1-10
B	79-83	B	11-15
C	74-78	C	16-20
D	69-73	D	21-25
E	64-68	E	26-30
F	59-63	F	31-35
G	54-58	G	36-40
Not Energy Efficient - higher energy costs	1-53	High environmental impact - higher CO ₂ emissions	41-45
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC