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Lynwood Close | Willenhall | WV12 5BW

Chain Free £269,500



Summary

** EXTENDED DETACHED PROPERTY ** NO ONWARD CHAIN ** DECEPTIVELY SPACIOUS ** INTERNAL VIEWING ADVISED ** THREE FIRST FLOOR BEDROOMS ** EXTENDED KITCHEN/DINING ROOM ** FAMILY ROOM/BEDROOM FOUR ** DOWNSTAIRS SHOWER ROOM/WC ** GUEST WC ** LARGE MAIN LIVING ROOM ** FIRST FLOOR SHOWER ROOM ** FRONT DRIVEWAY ** GARAGE ** PRIVATE REAR GARDEN ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING ** QUIET CUL-DE-SAC POSITION **

Webbs Estate Agents have pleasure in offering this improved and extended detached house offering no onward chain. The property is situated in a popular and convenient location, being close to all local amenities, shops and schools. Briefly comprising : Reception hallway , Guest WC, Living room, downstairs shower room/WC, Extended kitchen/dining room, family room/bedroom four , three first floor bedrooms and shower room. Externally there is a front driveway with ample parking and garden leading to a garage . There is also a private rear garden . For a viewing please call 01922 663399.

Key Features

- EXTENDED DETACHED HOUSE
- FAMILY ROOM/BEDROOM FOUR
- SPACIOUS MAIN LIVING ROOM
- NO ONWARD CHAIN
- QUIET CUL DE SAC LOCATION
- THREE BEDROOMS ON FIRST FLOOR
- EXTENDED KITCHEN/DINING ROOM
- GROUND FLOOR AND FIRST FLOOR SHOWER ROOMS
- GARAGE AND DRIVE WITH REAR GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING

Rooms and Dimensions

Reception hall

Guest WC

Living room

15'11" max 12'10" min x 15'5" (4.86m max 3.93m min x 4.72m)

Family room/bedroom four

20'4" x 7'7" (6.22m x 2.33m)

Downstairs Shower room/WC

5'1" x 6'4" (1.57m x 1.95m)

Extended kitchen/dining room

18'0" x 9'6" (5.51m x 2.91m)

First floor landing

Bedroom one

12'8" x 9'7" (3.88m x 2.94m)

Bedroom two

11'6" x 9'8" (3.51m x 2.95m)

Bedroom three

8'2" x 6'0" (2.51m x 1.84m)

Shower room

5'10" x 5'5" (1.80m x 1.66m)

Front garden and driveway

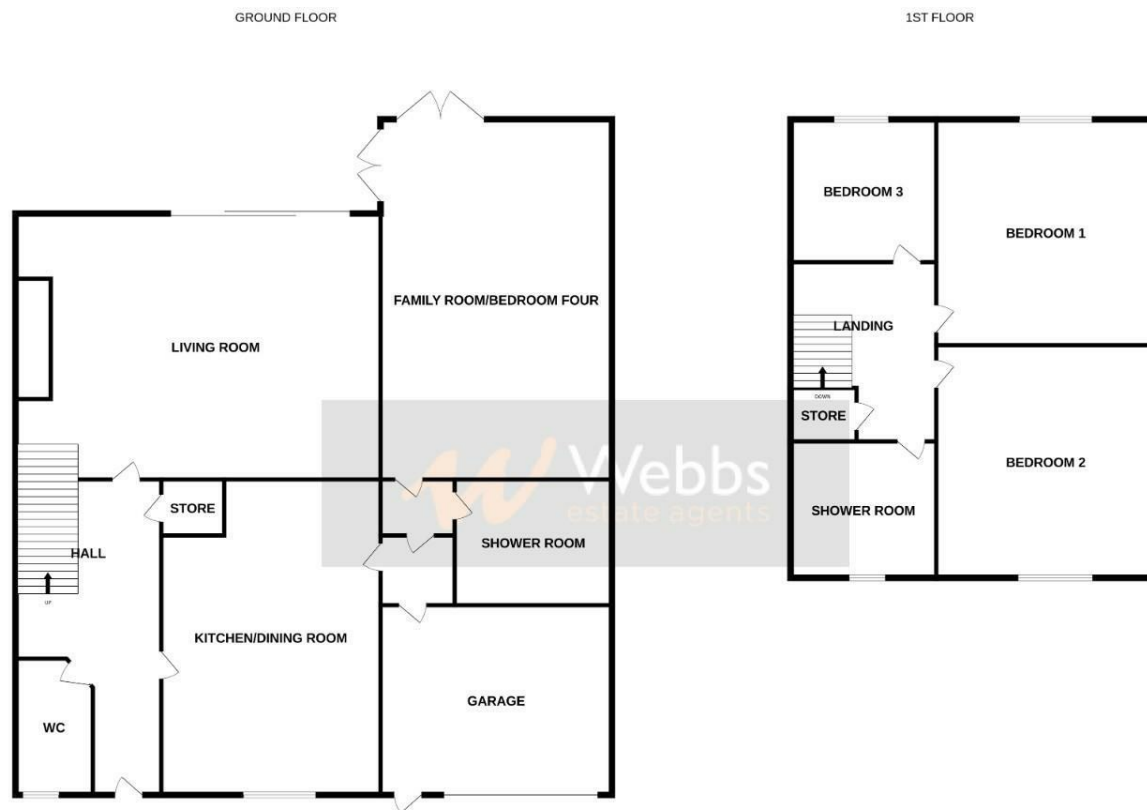
Garage

13'0" x 8'8" (3.98m x 2.65m)

Private and enclosed 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	
Current	Potential	Current	Potential
<p>Buyer's average energy cost - lower energy costs</p> <p>100-125 £/m²/yr A</p> <p>125-150 £/m²/yr B</p> <p>150-175 £/m²/yr C</p> <p>175-200 £/m²/yr D</p> <p>200-225 £/m²/yr E</p> <p>225-250 £/m²/yr F</p> <p>250-300 £/m²/yr G</p>	<p>81</p>	<p>Buyer's environmental impact - lower CO₂ emissions</p> <p>100-125 gCO₂/m²/yr A</p> <p>125-150 gCO₂/m²/yr B</p> <p>150-175 gCO₂/m²/yr C</p> <p>175-200 gCO₂/m²/yr D</p> <p>200-225 gCO₂/m²/yr E</p> <p>225-250 gCO₂/m²/yr F</p> <p>250-300 gCO₂/m²/yr G</p>	<p>66</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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