



Webbs

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Hall Lane | Bilston | WV14 9RJ

Offers In The Region Of £450,000

 Webbs
estate agents

Summary

** IMPRESSIVE FAMILY SIZED DETACHED RESIDENCE ** FOUR GOOD SIZED BEDROOMS ** MAINTAINED TO A HIGH STANDARD ** DESIRABLE QUIET CUL - DE - SAC LOCATION ** EXCELLENT LINKS TO AMENITIES, SCHOOLS AND SHOPS ** SPACIOUS MAIN LIVING ROOM ** DINING ROOM ** STUDY/OFFICE ** LARGE KITCHEN ** UTILITY ROOM ** FAMILY BATHROOM , EN - SUITE AND GUEST CLOAKS/WC ** AMPLE PARKING AND A DETACHED GARAGE ** PRIVATE REAR GARDEN ** DON'T BE DISAPPOINTED EARLY VIEWING ADVISED **

Webbs Estate Agents are pleased to bring to the market this impressive family sized detached home maintained to a high standard creating spacious, light and modern living accommodation throughout whilst occupying a nice position in a quiet cul - de - sac and desirable location. In brief consisting of an Reception hallway, guest cloakroom/WC, living room, dining room, office/study, utility room, to the first floor we have a superb master bedroom with en-suite, there are a further three good sized bedrooms and a family bathroom , externally the property has a generous front driveway and garden providing ample parking, a detached double garage, the rear garden private and enclosed . EARLY VIEWING IS ADVISED TO AVOID DISAPPOINTMENT , CALL US ON 01922 663399

Key Features

- OUTSTANDING MODERN FAMILY SIZED DETACHED RESIDENCE
- FOUR BEDROOMS, BATHROOM AND EN SUITE
- LARGE KITCHEN AND UTILITY ROOM
- DETACHED DOUBLE GARAGE
- PRIVATE, QUIET AND SECURE POSITION WITHIN CUL DE SAC
- SPACIOUSLY APPOINTED ACCOMMODATION THROUGHOUT
- TWO RECEPTION ROOMS AND AN OFFICE/STUDY ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- DRIVEWAY AND GARDENS TO FRONT AND REAR
- EASY ACCESS TO AMENITIES, SHOPS AND SCHOOLS

Rooms and Dimensions

Reception hall

Office/Study

8'5" x 6'0" (2.59m x 1.85m)

Living room

18'6" x 11'10" (5.66m x 3.63m)

Dining room

11'10" x 8'9" (3.63m x 2.67m)

Kitchen

19'5" x 9'6" (5.92m x 2.92m)

Utility

6'5" x 5'4" (1.96m x 1.65m)

Guest cloaks/WC

First floor landing

Master bedroom

15'5" x 11'10" (4.72m x 3.63m)

En suite

Bedroom Two

8'9" x 8'5" (2.67m x 2.57m)

Bedroom Three

11'8" x 9'1" (3.58m x 2.77m)

Bedroom Four

10'11" x 10'0" (3.33m x 3.05m)

Family bathroom

Double detached garage

Front driveway and garden

Rear garden

COAL MINING

CONNECTIVITY:

PARKING

PROPERTY TYPE & CONSTRUCTION

ROOMS

UTILITIES







Ground Floor



First Floor



Garage

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	
Score	Band	Score	Band
70-75	A	1-10	A
65-69	B	11-15	B
60-64	C	16-20	C
55-59	D	21-25	D
50-54	E	26-30	E
45-49	F	31-35	F
40-44	G	36-40	G

Energy Efficiency: 67 (Band E) → 80 (Band B)
 Environmental Impact: 37 (Band F) → 39 (Band F)

England & Wales EU Directive 2002/91/EC
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