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**Braemar Close | Willenhall | WV12 4RF**

**Offers In The Region Of £265,000**

 **Webbs**  
estate agents



## Summary

**\*\* HEAVILY EXTENDED \*\* POPULAR RESIDENTIAL LOCATION \*\* SEMI DETACHED HOUSE \*\* DECEPTIVELY SPACIOUS \*\* INTERNAL VIEWING ADVISED \*\* THREE BEDROOMS \*\* SHOWER ROOM \*\* SPACIOUS MAIN LIVING ROOM \*\* OPEN PLAN KITCHEN AND FAMILY DINING /SITTING ROOM \*\* UTILITY/STORE \*\* STUDY/OFFICE \*\* FULL WIDTH DRIVEWAY \*\* REAR GARDEN \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\***

Webbs Estate Agents have pleasure in offering this extended semi detached home, situated in a popular residential location being close to all local amenities, shops and schools. Briefly comprising on the ground floor : entrance porch, Reception hallway , living room, open plan fitted kitchen/ family dining/sitting room, utility /store and study/office. The first floor landing leads to three bedrooms and shower room with WC. Externally there is a large driveway to the fore and the rear garden is private and enclosed. For a viewing please call 01922 663399.

## Key Features

- EXTENDED END POSITION SEMI DETACHED PROPERTY
- KITCHEN
- STUDY/OFFICE ROOM
- THREE BEDROOMS
- LARGE FRONT DRIVEWAY
- SPACIOUS MAIN THROUGH LIVING ROOM
- LARGE FAMILY DINING /SITTING ROOM
- STORE/UTILITY ROOM
- SHOWER ROOM/WC
- REAR GARDEN

## Rooms and Dimensions

### Entarncce porch

### Reception hall

### Extended through living room

23'11" x 15'1" max 14'4" min (7.29m x 4.62m max 4.39m min)

### Office/study

5'10" x 6'2" (1.80m x 1.88m)

### Kitchen

12'8" x 8'8" (3.88m x 2.66m)

### Family dining/sitting room

21'1" x 10'5" (6.44m x 3.18m)

### Utility/store room

11'2" x 8'2" (3.41m x 2.49m)

### First floor landing

### Bedroom one

13'2" x 8'8" (4.02m x 2.66m)

### Bedroom two

11'2" x 9'9" (3.41m x 2.98m)

### Bedroom three

9'9" x 5'10" (2.99m x 1.80m)

### Shower room /WC

5'10" x 5'4" (1.78m x 1.65m)

### Full width driveway to fore

### Private rear garden







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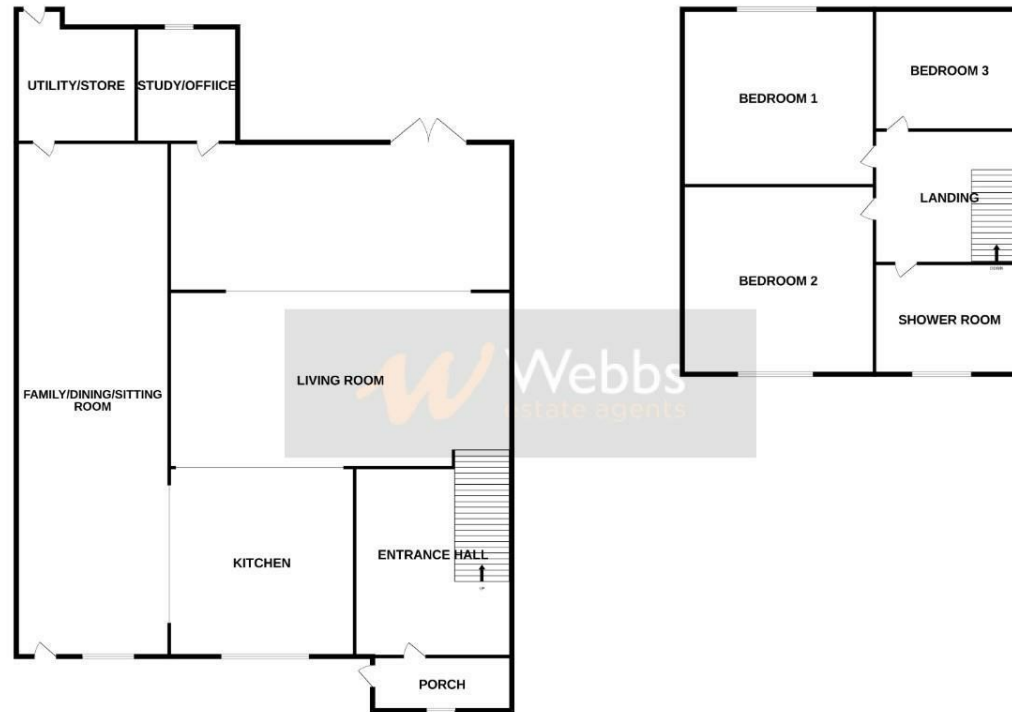
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GROUND FLOOR

1ST FLOOR



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Key Average Energy Cost - lower energy costs are better 100-150 kWh/m <sup>2</sup> /year A 150-200 kWh/m <sup>2</sup> /year B 200-250 kWh/m <sup>2</sup> /year C 250-300 kWh/m <sup>2</sup> /year D 300-350 kWh/m <sup>2</sup> /year E 350-400 kWh/m <sup>2</sup> /year F 400-450 kWh/m <sup>2</sup> /year G		Key Environmental Impact - lower CO <sub>2</sub> emissions are better 100-150 g/m <sup>2</sup> /year A 150-200 g/m <sup>2</sup> /year B 200-250 g/m <sup>2</sup> /year C 250-300 g/m <sup>2</sup> /year D 300-350 g/m <sup>2</sup> /year E 350-400 g/m <sup>2</sup> /year F 400-450 g/m <sup>2</sup> /year G	
78	78	65	78
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	