



Webbs

Swynnerton Drive | Wolverhampton | WV11 2TA

Offers In Excess Of £230,000

 **Webbs**  
estate agents

## Summary

\*\* IMPRESSIVE SEMI DETACHED HOME \*\* IMMACULATEDLY MAINTAINED THROUGHOUT \*\* IMPROVED TO A GOOD STANDARD \*\* HIGHLY SOUGHT AFTER LOCATION \*\* DECEPTIVELY SPACIOUS \*\* INTERNAL VIEWING ADVISED \*\* TWO GOOD SIZED DOUBLE BEDROOMS TO FIRST FLOOR \*\* MODERN BATHROOM \*\* LIVING ROOM \*\* KITCHEN \*\* CONSERVATORY/GARDEN ROOM \*\* DRIVEWAY AND FRONT GARDEN \*\* PRIVATE LANDSCAPED REAR GARDEN \*\* GARAGE \*\* UPVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\*

Webbs Estate Agents have pleasure in offering this highly impressive and immaculately maintained semi detached home, situated in a highly desirable and convenient location, being close to all local amenities, shops and schools. Briefly comprising on the ground floor: Reception hallway, spacious main living room, modern kitchen dining room and conservatory/garden room. The first floor the landing leads to two double bedrooms and modern bathroom with WC. Externally there is a driveway with ample parking to the fore and front garden leading to a large single garage. The rear garden is landscaped, private and enclosed. For a viewing please call 01922 663399.

## Key Features

- IMPRESSIVE SEMI DETACHED HOME
- IMMACULATEDLY MAINTAINED AND IMPROVED THROUGHOUT
- SPACIOUS MAIN LIVING ROOM
- MODERN BATHROOM
- PRIVATE LANDSCAPED REAR GARDEN
- HIGHLY DESIRABLE LOCATION IN ESSINGTON
- TWO DOUBLE BEDROOMS
- KITCHEN AND CONSERVATORY/GARDEN ROOM
- FRONT GARDEN, DRIVE AND GARAGE
- EASY ACCESS TO SCHOOLS, AMENITIES AND TRANSPORT LINKS

## Rooms and Dimensions

### Entrance hall

### Living room

14'2" x 11'10" max 8'8" min (4.34m x 3.61m max 2.65m min)

### Kitchen dining room

11'10" x 7'10" (3.62m x 2.40m)

### Conservatory/garden room

14'9" x 6'7" (4.50m x 2.02m)

### First floor landing

### Bedroom one

11'10" x 7'6" (3.63m x 2.29m)

### Bedroom two

8'9" x 8'1" (2.68m x 2.47m)

### Bathroom

### Front driveway and garden

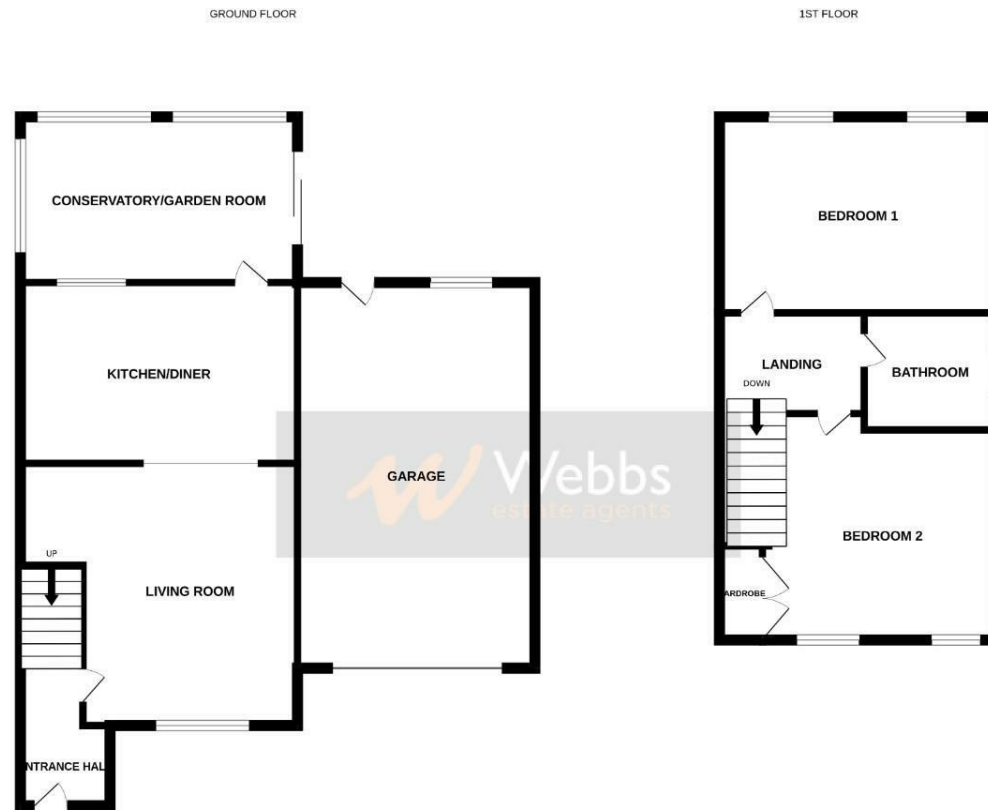
### Side garage

16'1" x 12'0" (4.91m x 3.67m)

### 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating: <b>A</b> 100-105 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>B</b> 80-100 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>B</b> 100-120 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>A</b> 70-100 g/m <sup>2</sup>
Energy Efficiency Rating: <b>B</b> 80-100 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>C</b> 60-80 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>C</b> 120-150 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>B</b> 100-120 g/m <sup>2</sup>
Energy Efficiency Rating: <b>C</b> 60-80 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>D</b> 40-60 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>D</b> 150-180 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>C</b> 120-150 g/m <sup>2</sup>
Energy Efficiency Rating: <b>D</b> 40-60 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>E</b> 20-40 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>E</b> 180-220 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>D</b> 150-180 g/m <sup>2</sup>
Energy Efficiency Rating: <b>E</b> 20-40 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>F</b> 10-20 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>F</b> 220-250 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>E</b> 180-220 g/m <sup>2</sup>
Energy Efficiency Rating: <b>F</b> 10-20 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>G</b> 0-10 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>G</b> 250-300 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>F</b> 220-250 g/m <sup>2</sup>
Energy Efficiency Rating: <b>G</b> 0-10 kWh/m <sup>2</sup>	Energy Efficiency Rating: <b>Below G</b> < 0 kWh/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>Below G</b> > 300 g/m <sup>2</sup>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>Below G</b> > 300 g/m <sup>2</sup>
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