



Mounts Road | Wednesbury | WS10 0BZ

Asking Price £270,000

Webbs
estate agents

Summary

****THREE BEDROOM SEMI DETACHED HOME ** DOWNSTAIRS BEDROOM ** HEAVILY EXTENDED ** SHOWER ROOM UPSTAIRS ** BATHROOM DOWNSTAIRS ** SEPERATE UTILITY ROOM ** THREE DOUBLE BEDROOMS ** DRIVEWAY TO THE FRONT ** LANDSCAPED REAR GARDEN ** FITTED KITCHEN** OPEN PLAN LOUNGE KITCHEN DINER ** PERFECT FAMILY HOME OR FIRST TIME BUY ** VERSATILE LIVING ** SOUTH FACING **AIR CONDITONING ** POTENTIAL TO EXTENDED OVER GARAGE SUBJECT TO PLANNING****

Webbs Estate Agents are please to present to you this much improved SOUTH FACING three bedroom semi detached home in the popular residential location of Wednesbury being close to a vast array of local shops and amenities along side excellent road and transport connections including the M6.

Internally this home comprises of: Entrance porch, open plan living kitchen diner complete with skylight, patio doors onto the rear garden and air conditioning to complete the ground floor there is a separate utility room, bathroom and the third double bedroom.

On the first floor there are two double bedrooms and fitted shower room.

Externally, there is a block paved driveway to the front of this home.

To the rear there is a private and enclosed landscaped rear garden complete with patio area and artificial grass.

Key Features

- THREE BEDROOM SEMI
- DOWNSTAIRS REFITTED BATHROOM
- SEPERATE UTILITY ROOM
- LANDSCPAED REAR GARDEN
- SOUTH FACING
- HEAVILY EXTENDED
- UPSTAIRS REFITTED SHOWER ROOM
- THREE DOUBLE BEDROOMS
- AIRCONDITIONING TO LIVING KITCHEN DINER
- SHOW HOME STANDARD THROUHGOUT

Rooms and Dimensions

Porch

Lounge

15'10" x 20'9" (4.83m x 6.35m)

Kitchen diner

8'11" x 25'7" (2.72m x 7.8m)

Utility Room

4'11" x 5'8" (1.5m x 1.75m)

Bedroom Three

8'5" x 9'8" (2.59m x 2.97m)

Downstairs Bathroom

Upstairs shower room

Master Bedroom

12'2" x 12'11" (3.71 x 3.94)

Bedroom Two

8'5" x 9'8" (2.59m x 2.97m)

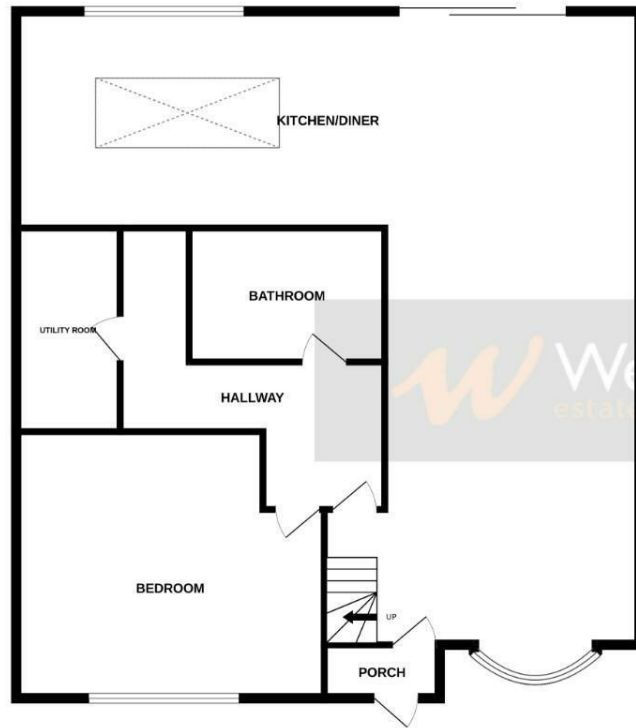
Driveway

Rear Garden

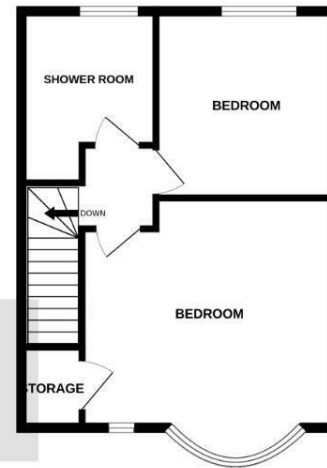




GROUND FLOOR
1375 sq.ft. (127.8 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1815 sq.ft. (168.6 sq.m.) approx.

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>Key Average Energy Use - lower energy costs</p> <p>100 kWh/m² A</p> <p>105 kWh/m² B</p> <p>110 kWh/m² C</p> <p>115 kWh/m² D</p> <p>120 kWh/m² E</p> <p>125 kWh/m² F</p> <p>130 kWh/m² G</p>	<p>84</p>	<p>Key Annual CO₂ Emissions - lower CO₂ emissions</p> <p>100 g/m² A</p> <p>105 g/m² B</p> <p>110 g/m² C</p> <p>115 g/m² D</p> <p>120 g/m² E</p> <p>125 g/m² F</p> <p>130 g/m² G</p>	<p>84</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC