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**Andrew Drive | Willenhall | WV12 5PP**  
Offers In The Region Of £475,000

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## Summary

\*\* FIVE BEDROOM DETACHED HOME \*\* SET IN APPROX 1/4 OF AN ACRE \*\* IN AND OUT DRIVEWAY \*\* MASSIVELY EXTENDED \*\* TWO RECEPTION ROOMS \*\* LARGE REFITTED KITCHEN \*\* REFITTED SHOWER ROOM \*\* TWO BATHROOMS \*\* CUL-DE-SAC-LOCATION \*\* SET OVER THREE FLOORS \*\* CANALSIDE POSITION \*\* SEPERATE UTILITY AND GUEST WC \*\* POTENTIAL TO EXTENDED FURTHER SUBJECT TO PLANNING PERMISSION \*\* EXTENSIVE OF ROAD PARKING \*\*

Webbs Estate Agents are please to present to you this FIVE bedroom Detached family home, this property has undergone extensive works by its current owners being close to local shops, schools and a variety of amenities.

In brief this home comprises of: porch, entrance hall, lounge, dining room, refitted kitchen, separate utility and guest WC. To the first floor there are three generously sized bedrooms and family bathroom. On the second floor there are a further two sizable bedrooms and refitted shower room.

Externally this home sites in approximately 1/4 of an acres with an in and out driveway assessed from both Andrews drive and Ridings Way. The private and enclosed manicured rear garden offers a block paved driveway, lawn area and a selection of patio area.

Call today on 01922 663399 to secure your viewing.

## Key Features

- FIVE BEDRROM DETACHED HOME
- SET IN APPROXIMATLEY 1/4 OF AN ACRE
- MASSIVLY EXTENDED
- REFITTED SHOWER ROOM
- SET OVER THREE FLOORS
- TWO RECPETION ROOMS
- IN AND OUT DRIVEWAY
- LARGE REFITTED KITCHEN
- TWO BATHROOMS
- EXTENSIVE OF ROAD PARKING

## Rooms and Dimensions

### Porch

### Entrance Hall

### Lounge

12'9" x 12'5" (3.9m x 3.8m)

### Dining Room

9'10" x 19'0" (3m x 5.8m)

### Kitchen

12'5" x 11'9" (3.8m x 3.6m)

### Utility Room

12'5" x 11'9" (3.8m x 3.6m)

### Guest WC

### Bedroom One

11'5" x 10'5" (3.5m x 3.2m)

### Bedroom Two

11'5" x 11'5" (3.5m x 3.5m)

### Bedroom Three

8'10" x 8'2" (2.7m x 2.5m)

### Bedroom Four

13'1" x 7'6" (4m x 2.3m)

### Bedroom Five

7'6" x 13'1" (2.3m x 4m)

### Shower Room

5'6" x 6'6" (1.7m x 2m)

### Bathroom

5'2" x 7'2" (1.6m x 2.2m)

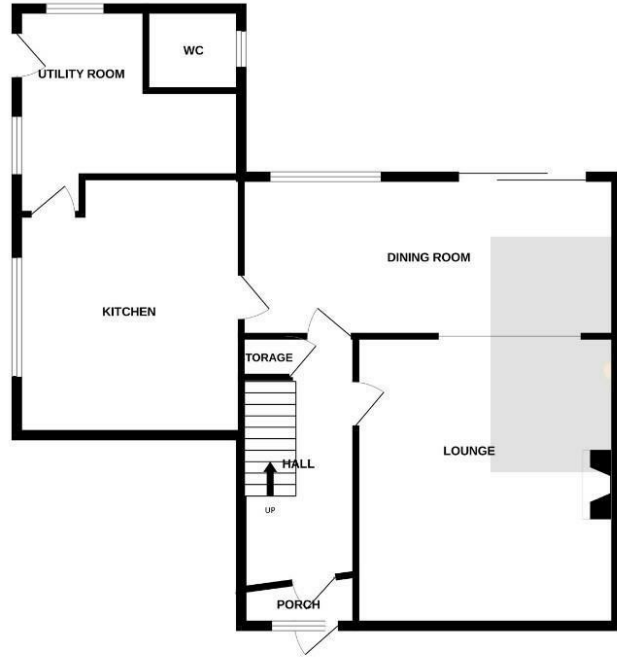
### Front Driveway

### Rear Garden





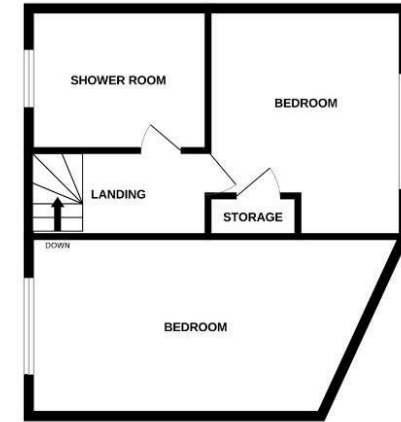
GROUND FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



2ND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1886 sq.ft. (175.3 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 <sub>2</sub> ) Rating	
Score	Band	Score	Band
79	A	79	A
75	B	75	B
71	C	71	C
67	D	67	D
63	E	63	E
59	F	59	F
55	G	55	G

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