



Webbs  
Helping people move since 1994

**Andrew Drive | Willenhall | WV12 5PP**  
Offers In The Region Of £465,000

 **Webbs**  
estate agents

## 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 BEDRRM 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





