



Long Lane | Essington, Wolverhampton | WV11 2AA

Offers In The Region Of £369,950

 **Webbs**  
estate agents



## Summary

\*\* FOUR BEDROOM DETACHED \*\* SHOW HOME STANDARD \*\* SET OVER THREE FLOORS \*\* VIEWS TO THE FRONT AND REAR \*\* KITCHEN DINER \*\* MASTER BEDROOM WITH ENSUITE \*\* LARGE DRIVEWAY \*\* GUEST WC \*\* GENEROUS REAR GARDEN \*\* DESIRABLE LOCATION \*\* DOWNSTAIRS UNDERFLOOR HEATING\*\* ELETRIC GATES\*\* SEMI RURAL LOCATION\*\*

Webbs estate agents are pleased to present to you this immaculate four bedroom detached, situated in the ever popular Long Lane being close to local shops, schools and amenities. This property boast views to the front and rear.

In brief to the front of this home there is a gated driveway suitable for several cars. Internally your welcomed by the entrance hallway with stairs to the first floor and guest WC.

Fitted kitchen with dining area and feature bay window and to the rear is the lounge spanning the width of the home with patio doors onto the rear garden,

On the first floor there are three generously sized bedrooms and family bathroom, on the second floor there is the master suite complete with en suite shower room and skylights to take advantage of the views to the rear.

## Key Features

- FOUR BEDROOM DETACHED
- KITCHEN DINER
- GENEROUS REAR GARDEN
- VIEWS TO THE FRONT AND REAR
- NO UPWARD CHAIN
- MASTER BEDROOM WITH ENSUITE
- LARGE DRIVEWAY
- POPULAR LOCATION
- THREE STOREYS
- FITTED BATHROOM

## Rooms and Dimensions

### Entrance Hall

6'6" x 14'5" (2.00m x 4.4m)

### Guest WC

5'10" x 2'5" (1.8m x 0.75m)

### Kitchen/ Diner

18'4" x 10'5" (5.6m x 3.2m)

### Lounge

17'4" x 12'5" (5.3m x 3.8m)

### First Floor

### Landing

### Bedroom Two

12'8" x 12'9" (3.88m x 3.9m)

### Bedroom Three

9'6" x 11'1" (2.9m x 3.4m)

### Bedroom Four

11'5" x 7'2" (3.5m x 2.2m)

### Bathroom

6'10" x 7'2" (2.1m x 2.2m)

### Second Floor

### Mater Bedroom

20'0" x 17'0" (6.1m x 5.2m)

### En-suite Shower Room

9'2" x 4'7" (2.8m x 1.4m)

### Driveway

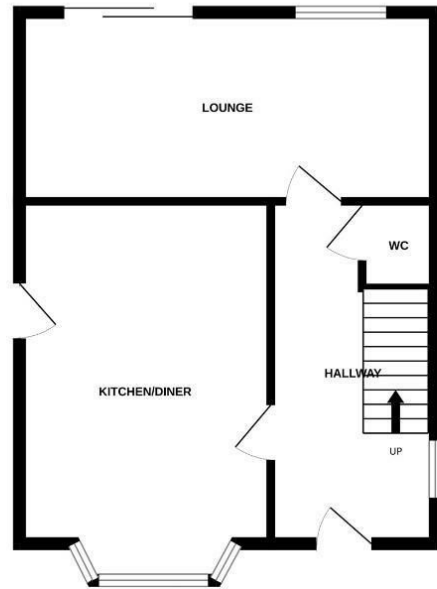
### Rear Garden

### Identification Checks

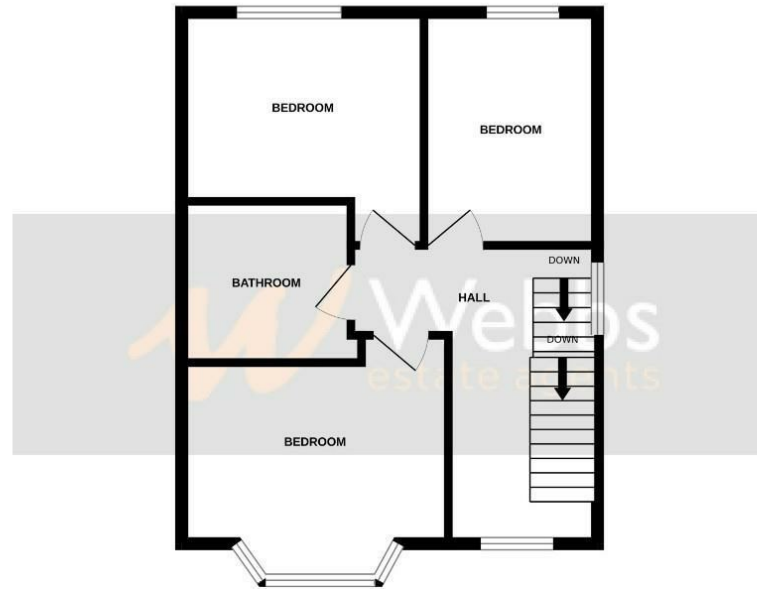




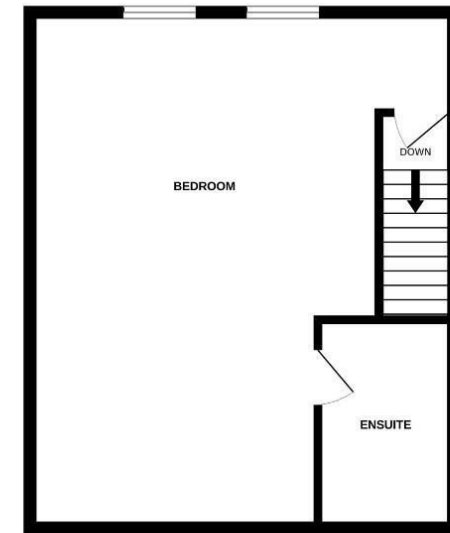
GROUND FLOOR



1ST FLOOR



2ND 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Score	Band	Score	Band
83	A	83	A
79-82	B	79-82	B
75-78	C	75-78	C
71-74	D	71-74	D
67-70	E	67-70	E
63-66	F	63-66	F
59-62	G	59-62	G

EU Directive 2002/91/EC