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Wyndmill Crescent | West Bromwich | B71 3RB

Asking Price £250,000

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## Summary

**\*\* THREE BEDROOM DETACHED BUNGALOW \*\* ELAVATED POISATION \*\* REFITTED KITCHEN \*\* GRANITE WORKSURFACES\*\* GARAGE \*\* LARGE BLOCK PAVED DRIVEWAY\*\* VIEWS TO THE FORNT OF THIS HOME\*\* LARGE LOUNGE \*\* TWO DOUBLE BEDROOMS AND A GENEROUS SINGLE\*\* LARGE REAR GARDEN \*\* ENTRANCE HALLWAY\*\***

Webbs Estate Agents are pleased to bring to market this three bedroom detached bungalow situated in a popular location of West Bromwich being close to local shops, school and amenities.

In brief this home offers: entrance hall, lounge with feature bow window, refitted kitchen complete with granite worksurfaces, four piece bathroom, guest cloak room, two double bedrooms and a generous single. Externally to the front there is a sizable block paved driveway with access into the garage and to both sides of the home there are steps leading into the property.

The private and enclosed rear garden is mainly laid to lawn with a variety of plants, shrubs and trees

Call us today on 01922 663399 to secure your viewing.

## Key Features

- THREE BEDROOM DETACHED BUNGALOW
- REFITTED KITCHEN
- ENTRANCE HALL
- GARAGE
- POPULAR LOCATION
- ELEVATED POSITION
- FOUR PIECE BATHROOM
- LARGE DRIVEWAY
- VIEWS TO THE FRONT
- CLOSE TO LOCAL SHOPS,SCHOOLS AND AMENITES

## Rooms and Dimensions

### Entrance Hall

### Garage

### Lounge

14'9" x 15'1" (4.5m x 4.6m)

### Cloak Room

3'7" x 4'7" (1.1m x 1.4m)

### Kitchen

10'9" x 15'8" (3.3m x 4.8m)

### Bedroom One

13'5" x 6'10" (4.1m x 2.1m)

### Bedroom Two

10'2" x 11'9" (3.1m x 3.6m)

### Bedroom Three

7'6" x 9'10" (2.3m x 3m)

### Bathroom

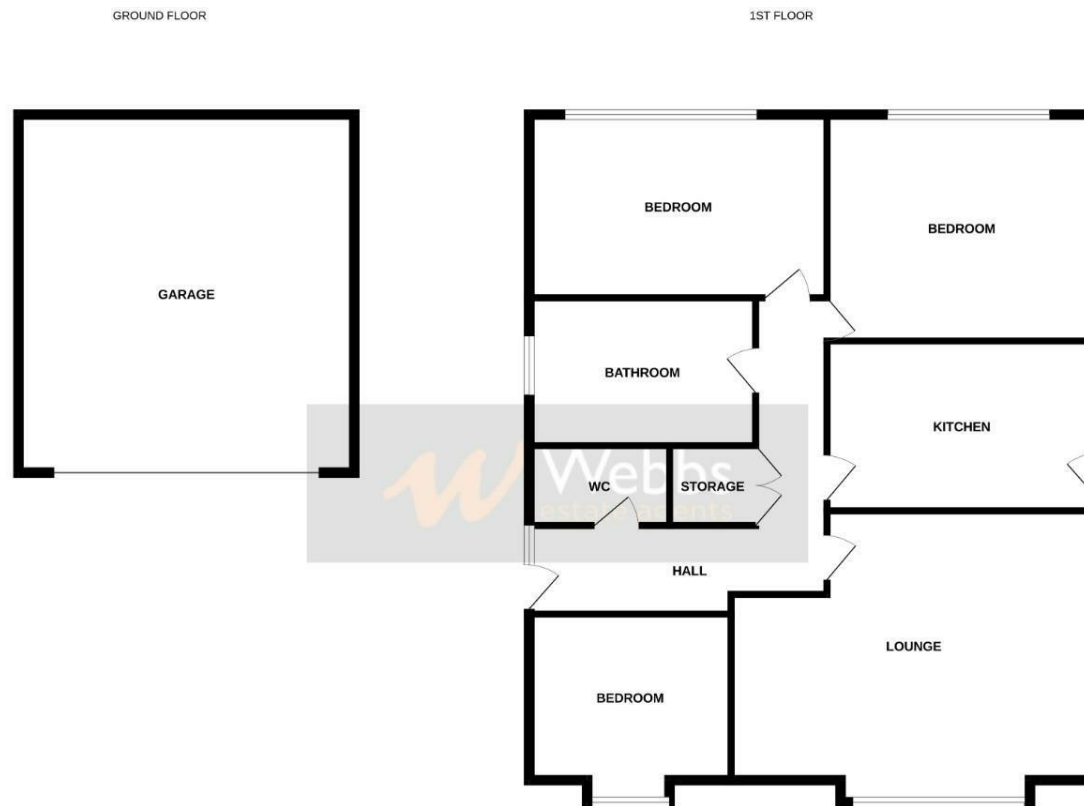
8'6" x 7'6" (2.6m x 2.3m)

### Front

### 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
<p>Key Average Rating - lower energy costs</p> <p>100-120 kWh/m<sup>2</sup>/year <b>A</b></p> <p>120-135 kWh/m<sup>2</sup>/year <b>B</b></p> <p>135-150 kWh/m<sup>2</sup>/year <b>C</b></p> <p>150-170 kWh/m<sup>2</sup>/year <b>D</b></p> <p>170-200 kWh/m<sup>2</sup>/year <b>E</b></p> <p>200-250 kWh/m<sup>2</sup>/year <b>F</b></p> <p>250+ kWh/m<sup>2</sup>/year <b>G</b></p>	<p>71</p>	<p>Key Annual CO<sub>2</sub> Emissions - lower CO<sub>2</sub> emissions</p> <p>10-35 tCO<sub>2</sub>/year <b>A</b></p> <p>35-50 tCO<sub>2</sub>/year <b>B</b></p> <p>50-75 tCO<sub>2</sub>/year <b>C</b></p> <p>75-100 tCO<sub>2</sub>/year <b>D</b></p> <p>100-150 tCO<sub>2</sub>/year <b>E</b></p> <p>150-200 tCO<sub>2</sub>/year <b>F</b></p> <p>200+ tCO<sub>2</sub>/year <b>G</b></p>	<p>71</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC