



Webbs

Helping people move since 1994

Sneyd Lane | Essington | WV11 2DX

Asking Price £290,000

 Webbs  
estate agents



## Summary

**\*\*EXTENDED THREE BEDROOM SEMI DETACHED HOME\*\* CONSERVATORY TO THE REAR\*\* GUEST WC\*\* THREE DOUBLE BEDROOMS\*\* VIEWS TO THE REAR\*\* SEPERATE STORAGE BULDING IN REAR GARDEN\*\* TWO RECEPTION ROOMS\*\* LANDSCAPED REAR GARDEN\*\*UTILITY AREA \*\* GUEST WC\*\* VIEWS TO THE REAR\*\***

Webbs Estate Agents have pleasure in offering this very well presented and deceptively spacious family home, situated in a highly sought after location backing onto open fields. This beautiful home briefly comprises: storm porch, hall, lounge, sitting dining room, conservatory, kitchen, side passage with utility area and guest WC. On the first floor there are three generously sized bedrooms and refitted family bathroom.

Externally to the rear there is a landscaped private and enclosed rear garden with detached budling currently being used as a workspace/store room.

Call us on 01922 663399 to secure your viewing.

## Key Features

- EXTENDED THREE BED SEMI
- GUEST WC AND UTILITY AREA
- ENVIABLE LOCATION
- REFITTED KITCHEN
- CLOSE TO ALL LOCAL AMENITIES
- TWO RECEPTION ROOMS
- DETACHED WORKSHOP IN REAR GARDEN
- OPEN FIELDS TO THE REAR
- REFITTED BATHROOM
- CALL TODAY ON 01922663399 TO SECURE YOUR VIEWINGS

## Rooms and Dimensions

### Front

#### Entrance Porch

#### Hall

#### Lounge

17'7" x 9'9" (5.378m x 2.996m)

#### Lounge/Diner

9'9" x 17'3" (2.996m x 5.278)

#### Consevatory

10'2" x 9'11" (3.122m x 3.025m)

#### Kitchen

18'3" x 8'0" (5.574m x 2.457)

#### Guest WC

### Side Entrance

#### Bedroom One

14'3" x 8'9" (4.351m x 2.691m)

#### Bedroom Two

9'7" x 11'11" (2.933m x 3.635m)

#### Bedroom Three

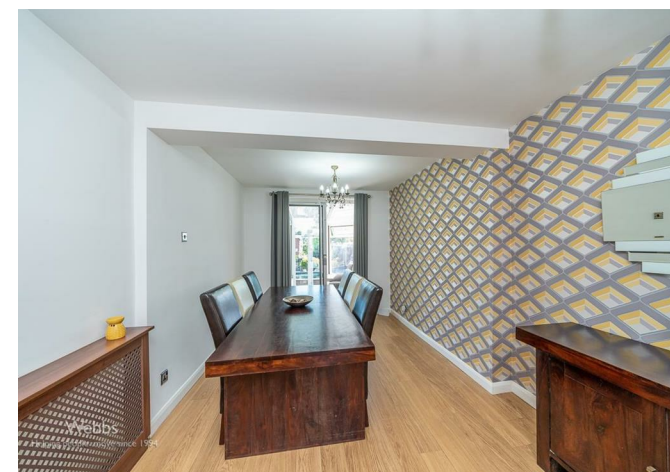
10'9" x 6'11" (3.282m x 2.124m)

#### Bathroom

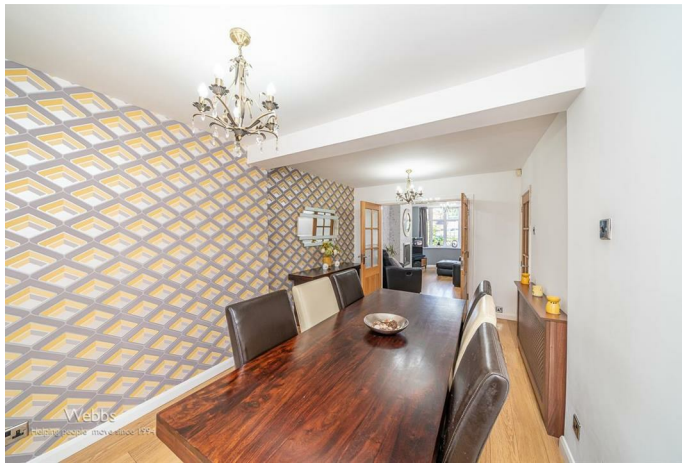
8'10" x 8'2" (2.712m x 2.504m)

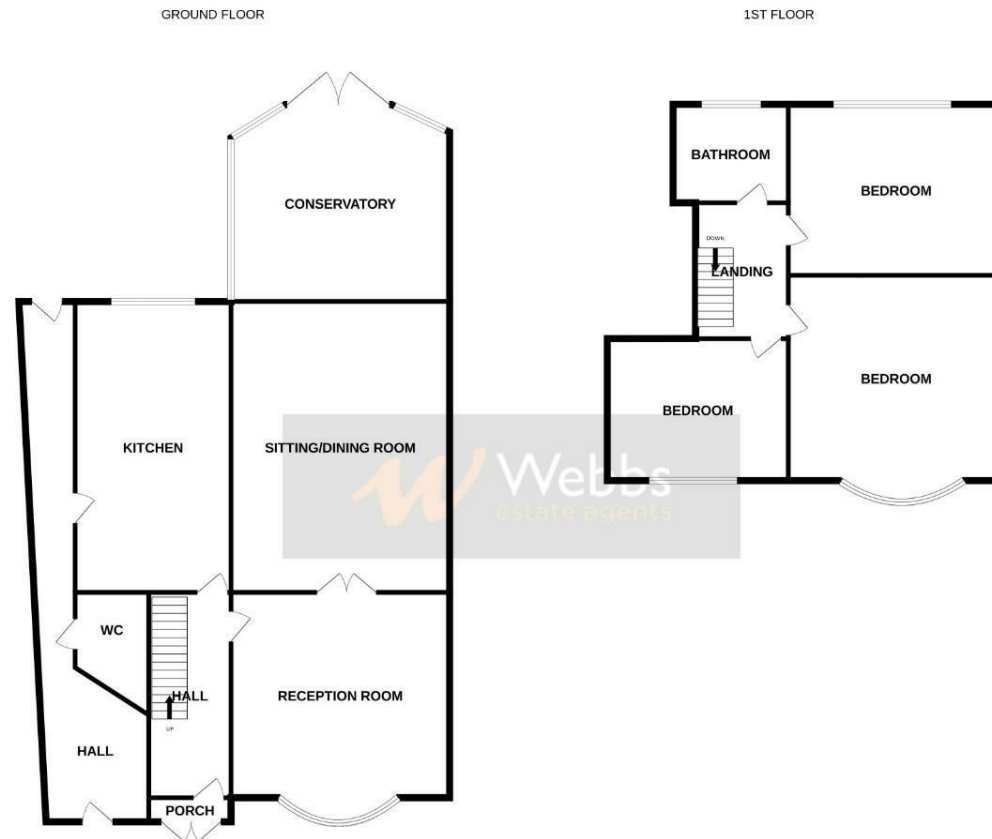
#### Detached Out Building/Store

#### 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.  
Made with Metropex 6/2024

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
Energy Efficiency: 44 kWh/m <sup>2</sup> /year (current), 34 kWh/m <sup>2</sup> /year (potential) <b>A</b>		Environmental Impact: 10.0 tCO <sub>2</sub> e/year (current), 10.0 tCO <sub>2</sub> e/year (potential) <b>B</b>	
100-150 kWh/m <sup>2</sup> /year <b>B</b>		10-15 tCO <sub>2</sub> e/year <b>C</b>	
150-200 kWh/m <sup>2</sup> /year <b>C</b>		15-20 tCO <sub>2</sub> e/year <b>D</b>	
200-250 kWh/m <sup>2</sup> /year <b>D</b>		20-25 tCO <sub>2</sub> e/year <b>E</b>	
250-300 kWh/m <sup>2</sup> /year <b>E</b>		25-30 tCO <sub>2</sub> e/year <b>F</b>	
300-350 kWh/m <sup>2</sup> /year <b>F</b>		30-35 tCO <sub>2</sub> e/year <b>G</b>	
350-400 kWh/m <sup>2</sup> /year <b>G</b>		35-40 tCO <sub>2</sub> e/year <b>H</b>	
400-450 kWh/m <sup>2</sup> /year <b>H</b>		40-45 tCO <sub>2</sub> e/year <b>I</b>	
450-500 kWh/m <sup>2</sup> /year <b>I</b>		45-50 tCO <sub>2</sub> e/year <b>J</b>	
500-550 kWh/m <sup>2</sup> /year <b>J</b>		50-55 tCO <sub>2</sub> e/year <b>K</b>	
550-600 kWh/m <sup>2</sup> /year <b>K</b>		55-60 tCO <sub>2</sub> e/year <b>L</b>	
600-650 kWh/m <sup>2</sup> /year <b>L</b>		60-65 tCO <sub>2</sub> e/year <b>M</b>	
650-700 kWh/m <sup>2</sup> /year <b>M</b>		65-70 tCO <sub>2</sub> e/year <b>N</b>	
700-750 kWh/m <sup>2</sup> /year <b>N</b>		70-75 tCO <sub>2</sub> e/year <b>O</b>	
750-800 kWh/m <sup>2</sup> /year <b>O</b>		75-80 tCO <sub>2</sub> e/year <b>P</b>	
800-850 kWh/m <sup>2</sup> /year <b>P</b>		80-85 tCO <sub>2</sub> e/year <b>Q</b>	
850-900 kWh/m <sup>2</sup> /year <b>Q</b>		85-90 tCO <sub>2</sub> e/year <b>R</b>	
900-950 kWh/m <sup>2</sup> /year <b>R</b>		90-95 tCO <sub>2</sub> e/year <b>S</b>	
950-1000 kWh/m <sup>2</sup> /year <b>S</b>		95-100 tCO <sub>2</sub> e/year <b>T</b>	
1000-1050 kWh/m <sup>2</sup> /year <b>T</b>		100-105 tCO <sub>2</sub> e/year <b>U</b>	
1050-1100 kWh/m <sup>2</sup> /year <b>T</b>		105-110 tCO <sub>2</sub> e/year <b>V</b>	
1100-1150 kWh/m <sup>2</sup> /year <b>T</b>		110-115 tCO <sub>2</sub> e/year <b>W</b>	
1150-1200 kWh/m <sup>2</sup> /year <b>T</b>		115-120 tCO <sub>2</sub> e/year <b>X</b>	
1200-1250 kWh/m <sup>2</sup> /year <b>T</b>		120-125 tCO <sub>2</sub> e/year <b>Y</b>	
1250-1300 kWh/m <sup>2</sup> /year <b>T</b>		125-130 tCO <sub>2</sub> e/year <b>Z</b>	
1300-1350 kWh/m <sup>2</sup> /year <b>T</b>		130-135 tCO <sub>2</sub> e/year <b>Z</b>	
1350-1400 kWh/m <sup>2</sup> /year <b>T</b>		135-140 tCO <sub>2</sub> e/year <b>Z</b>	
1400-1450 kWh/m <sup>2</sup> /year <b>T</b>		140-145 tCO <sub>2</sub> e/year <b>Z</b>	
1450-1500 kWh/m <sup>2</sup> /year <b>T</b>		145-150 tCO <sub>2</sub> e/year <b>Z</b>	
1500-1550 kWh/m <sup>2</sup> /year <b>T</b>		150-155 tCO <sub>2</sub> e/year <b>Z</b>	
1550-1600 kWh/m <sup>2</sup> /year <b>T</b>		155-160 tCO <sub>2</sub> e/year <b>Z</b>	
1600-1650 kWh/m <sup>2</sup> /year <b>T</b>		160-165 tCO <sub>2</sub> e/year <b>Z</b>	
1650-1700 kWh/m <sup>2</sup> /year <b>T</b>		165-170 tCO <sub>2</sub> e/year <b>Z</b>	
1700-1750 kWh/m <sup>2</sup> /year <b>T</b>		170-175 tCO <sub>2</sub> e/year <b>Z</b>	
1750-1800 kWh/m <sup>2</sup> /year <b>T</b>		175-180 tCO <sub>2</sub> e/year <b>Z</b>	
1800-1850 kWh/m <sup>2</sup> /year <b>T</b>		180-185 tCO <sub>2</sub> e/year <b>Z</b>	
1850-1900 kWh/m <sup>2</sup> /year <b>T</b>		185-190 tCO <sub>2</sub> e/year <b>Z</b>	
1900-1950 kWh/m <sup>2</sup> /year <b>T</b>		190-195 tCO <sub>2</sub> e/year <b>Z</b>	
1950-2000 kWh/m <sup>2</sup> /year <b>T</b>		195-200 tCO <sub>2</sub> e/year <b>Z</b>	
2000-2050 kWh/m <sup>2</sup> /year <b>T</b>		200-205 tCO <sub>2</sub> e/year <b>Z</b>	
2050-2100 kWh/m <sup>2</sup> /year <b>T</b>		205-210 tCO <sub>2</sub> e/year <b>Z</b>	
2100-2150 kWh/m <sup>2</sup> /year <b>T</b>		210-215 tCO <sub>2</sub> e/year <b>Z</b>	
2150-2200 kWh/m <sup>2</sup> /year <b>T</b>		215-220 tCO <sub>2</sub> e/year <b>Z</b>	
2200-2250 kWh/m <sup>2</sup> /year <b>T</b>		220-225 tCO <sub>2</sub> e/year <b>Z</b>	
2250-2300 kWh/m <sup>2</sup> /year <b>T</b>		225-230 tCO <sub>2</sub> e/year <b>Z</b>	
2300-2350 kWh/m <sup>2</sup> /year <b>T</b>		230-235 tCO <sub>2</sub> e/year <b>Z</b>	
2350-2400 kWh/m <sup>2</sup> /year <b>T</b>		235-240 tCO <sub>2</sub> e/year <b>Z</b>	
2400-2450 kWh/m <sup>2</sup> /year <b>T</b>		240-245 tCO <sub>2</sub> e/year <b>Z</b>	
2450-2500 kWh/m <sup>2</sup> /year <b>T</b>		245-250 tCO <sub>2</sub> e/year <b>Z</b>	
2500-2550 kWh/m <sup>2</sup> /year <b>T</b>		250-255 tCO <sub>2</sub> e/year <b>Z</b>	
2550-2600 kWh/m <sup>2</sup> /year <b>T</b>		255-260 tCO <sub>2</sub> e/year <b>Z</b>	
2600-2650 kWh/m <sup>2</sup> /year <b>T</b>		260-265 tCO <sub>2</sub> e/year <b>Z</b>	
2650-2700 kWh/m <sup>2</sup> /year <b>T</b>		265-270 tCO <sub>2</sub> e/year <b>Z</b>	
2700-2750 kWh/m <sup>2</sup> /year <b>T</b>		270-275 tCO <sub>2</sub> e/year <b>Z</b>	
2750-2800 kWh/m <sup>2</sup> /year <b>T</b>		275-280 tCO <sub>2</sub> e/year <b>Z</b>	
2800-2850 kWh/m <sup>2</sup> /year <b>T</b>		280-285 tCO <sub>2</sub> e/year <b>Z</b>	
2850-2900 kWh/m <sup>2</sup> /year <b>T</b>		285-290 tCO <sub>2</sub> e/year <b>Z</b>	
2900-2950 kWh/m <sup>2</sup> /year <b>T</b>		290-295 tCO <sub>2</sub> e/year <b>Z</b>	
2950-3000 kWh/m <sup>2</sup> /year <b>T</b>		295-300 tCO <sub>2</sub> e/year <b>Z</b>	
3000-3050 kWh/m <sup>2</sup> /year <b>T</b>		300-305 tCO <sub>2</sub> e/year <b>Z</b>	
3050-3100 kWh/m <sup>2</sup> /year <b>T</b>		305-310 tCO <sub>2</sub> e/year <b>Z</b>	
3100-3150 kWh/m <sup>2</sup> /year <b>T</b>		310-315 tCO <sub>2</sub> e/year <b>Z</b>	
3150-3200 kWh/m <sup>2</sup> /year <b>T</b>		315-320 tCO <sub>2</sub> e/year <b>Z</b>	
3200-3250 kWh/m <sup>2</sup> /year <b>T</b>		320-325 tCO <sub>2</sub> e/year <b>Z</b>	
3250-3300 kWh/m <sup>2</sup> /year <b>T</b>		325-330 tCO <sub>2</sub> e/year <b>Z</b>	
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3350-3400 kWh/m <sup>2</sup> /year <b>T</b>		335-340 tCO <sub>2</sub> e/year <b>Z</b>	
3400-3450 kWh/m <sup>2</sup> /year <b>T</b>		340-345 tCO <sub>2</sub> e/year <b>Z</b>	
3450-3500 kWh/m <sup>2</sup> /year <b>T</b>		345-350 tCO <sub>2</sub> e/year <b>Z</b>	
3500-3550 kWh/m <sup>2</sup> /year <b>T</b>		350-355 tCO <sub>2</sub> e/year <b>Z</b>	
3550-3600 kWh/m <sup>2</sup> /year <b>T</b>		355-360 tCO <sub>2</sub> e/year <b>Z</b>	
3600-3650 kWh/m <sup>2</sup> /year <b>T</b>		360-365 tCO <sub>2</sub> e/year <b>Z</b>	
3650-3700 kWh/m <sup>2</sup> /year <b>T</b>		365-370 tCO <sub>2</sub> e/year <b>Z</b>	
3700-3750 kWh/m <sup>2</sup> /year <b>T</b>		370-375 tCO <sub>2</sub> e/year <b>Z</b>	
3750-3800 kWh/m <sup>2</sup> /year <b>T</b>		375-380 tCO <sub>2</sub> e/year <b>Z</b>	
3800-3850 kWh/m <sup>2</sup> /year <b>T</b>		380-385 tCO <sub>2</sub> e/year <b>Z</b>	
3850-3900 kWh/m <sup>2</sup> /year <b>T</b>		385-390 tCO <sub>2</sub> e/year <b>Z</b>	
3900-3950 kWh/m <sup>2</sup> /year <b>T</b>		390-395 tCO <sub>2</sub> e/year <b>Z</b>	
3950-4000 kWh/m <sup>2</sup> /year <b>T</b>		395-400 tCO <sub>2</sub> e/year <b>Z</b>	
4000-4050 kWh/m <sup>2</sup> /year <b>T</b>		400-405 tCO <sub>2</sub> e/year <b>Z</b>	
4050-4100 kWh/m <sup>2</sup> /year <b>T</b>		405-410 tCO <sub>2</sub> e/year <b>Z</b>	
4100-4150 kWh/m <sup>2</sup> /year <b>T</b>		410-415 tCO <sub>2</sub> e/year <b>Z</b>	
4150-4200 kWh/m <sup>2</sup> /year <b>T</b>		415-420 tCO <sub>2</sub> e/year <b>Z</b>	
4200-4250 kWh/m <sup>2</sup> /year <b>T</b>		420-425 tCO <sub>2</sub> e/year <b>Z</b>	
4250-4300 kWh/m <sup>2</sup> /year <b>T</b>		425-430 tCO <sub>2</sub> e/year <b>Z</b>	
4300-4350 kWh/m <sup>2</sup> /year <b>T</b>		430-435 tCO <sub>2</sub> e/year <b>Z</b>	
4350-4400 kWh/m <sup>2</sup> /year <b>T</b>		435-440 tCO <sub>2</sub> e/year <b>Z</b>	
4400-4450 kWh/m <sup>2</sup> /year <b>T</b>		440-445 tCO <sub>2</sub> e/year <b>Z</b>	
4450-4500 kWh/m <sup>2</sup> /year <b>T</b>		445-450 tCO <sub>2</sub> e/year <b>Z</b>	
4500-4550 kWh/m <sup>2</sup> /year <b>T</b>		450-455 tCO <sub>2</sub> e/year <b>Z</b>	
4550-4600 kWh/m <sup>2</sup> /year <b>T</b>		455-460 tCO <sub>2</sub> e/year <b>Z</b>	
4600-4650 kWh/m <sup>2</sup> /year <b>T</b>		460-465 tCO <sub>2</sub> e/year <b>Z</b>	
4650-4700 kWh/m <sup>2</sup> /year <b>T</b>		465-470 tCO <sub>2</sub> e/year <b>Z</b>	
4700-4750 kWh/m <sup>2</sup> /year <b>T</b>		470-475 tCO <sub>2</sub> e/year <b>Z</b>	
4750-4800 kWh/m <sup>2</sup> /year <b>T</b>		475-480 tCO <sub>2</sub> e/year <b>Z</b>	
4800-4850 kWh/m <sup>2</sup> /year <b>T</b>		480-485 tCO <sub>2</sub> e/year <b>Z</b>	
4850-4900 kWh/m <sup>2</sup> /year <b>T</b>		485-490 tCO <sub>2</sub> e/year <b>Z</b>	
4900-4950 kWh/m <sup>2</sup> /year <b>T</b>		490-495 tCO <sub>2</sub> e/year <b>Z</b>	
4950-5000 kWh/m <sup>2</sup> /year <b>T</b>		495-500 tCO <sub>2</sub> e/year <b>Z</b>	
5000-5050 kWh/m <sup>2</sup> /year <b>T</b>		500-505 tCO <sub>2</sub> e/year <b>Z</b>	
5050-5100 kWh/m <sup>2</sup> /year <b>T</b>		505-510 tCO <sub>2</sub> e/year <b>Z</b>	
5100-5150 kWh/m <sup>2</sup> /year <b>T</b>		510-515 tCO <sub>2</sub> e/year <b>Z</b>	
5150-5200 kWh/m <sup>2</sup> /year <b>T</b>		515-520 tCO <sub>2</sub> e/year <b>Z</b>	
5200-5250 kWh/m <sup>2</sup> /year <b>T</b>		520-525 tCO <sub>2</sub> e/year <b>Z</b>	
5250-5300 kWh/m <sup>2</sup> /year <b>T</b>		525-530 tCO <sub>2</sub> e/year <b>Z</b>	
5300-5350 kWh/m <sup>2</sup> /year <b>T</b>		530-535 tCO <sub>2</sub> e/year <b>Z</b>	
5350-5400 kWh/m <sup>2</sup> /year <b>T</b>		535-540 tCO <sub>2</sub> e/year <b>Z</b>	
5400-5450 kWh/m <sup>2</sup> /year <b>T</b>		540-545 tCO <sub>2</sub> e/year <b>Z</b>	
5450-5500 kWh/m <sup>2</sup> /year <b>T</b>		545-550 tCO <sub>2</sub> e/year <b>Z</b>	
5500-5550 kWh/m <sup>2</sup> /year <b>T</b>		550-555 tCO <sub>2</sub> e/year <b>Z</b>	
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5600-5650 kWh/m <sup>2</sup> /year <b>T</b>		560-565 tCO <sub>2</sub> e/year <b>Z</b>	
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5700-5750 kWh/m <sup>2</sup> /year <b>T</b>		570-575 tCO <sub>2</sub> e/year <b>Z</b>	
5750-5800 kWh/m <sup>2</sup> /year <b>T</b>		575-580 tCO <sub>2</sub> e/year <b>Z</b>	
5800-5850 kWh/m <sup>2</sup> /year <b>T</b>		580-585 tCO <sub>2</sub> e/year <b>Z</b>	
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5900-5950 kWh/m <sup>2</sup> /year <b>T</b>		590-595 tCO <sub>2</sub> e/year <b>Z</b>	
5950-6000 kWh/m <sup>2</sup> /year <b>T</b>		595-600 tCO <sub>2</sub> e/year <b>Z</b>	
6000-6050 kWh/m <sup>2</sup> /year <b>T</b>		600-605 tCO <sub>2</sub> e/year <b>Z</b>	
6050-6100 kWh/m <sup>2</sup> /year <b>T</b>		605-610 tCO <sub>2</sub> e/year <b>Z</b>	
6100-6150 kWh/m <sup>2</sup> /year <b>T</b>		610-615 tCO <sub>2</sub> e/year <b>Z</b>	
6150-6200 kWh/m <sup>2</sup> /year <b>T</b>		615-620 tCO <sub>2</sub> e/year <b>Z</b>	
6200-6250 kWh/m <sup>2</sup> /year <b>T</b>		620-625 tCO <sub>2</sub> e/year <b>Z</b>	
6250-6300 kWh/m <sup>2</sup> /year <b>T</b>		625-630 tCO <sub>2</sub> e/year <b>Z</b>	
6300-6350 kWh/m <sup>2</sup> /year <b>T</b>		630-635 tCO <sub>2</sub> e/year <b>Z</b>	
6350-6400 kWh/m <sup>2</sup> /year <b>T</b>		635-640 tCO <sub>2</sub> e/year <b>Z</b>	
6400-6450 kWh/m <sup>2</sup> /year <b>T</b>		640-645 tCO <sub>2</sub> e/year <b>Z</b>	
6450-6500 kWh/m <sup>2</sup> /year <b>T</b>		645-650 tCO <sub>2</sub> e/year <b>Z</b>	
6500-6550 kWh/m <sup>2</sup> /year <b>T</b>		650-655 tCO <sub>2</sub> e/year <b>Z</b>	
6550-6600 kWh/m <sup>2</sup> /year <b>T</b>		655-660 tCO <sub>2</sub> e/year <b>Z</b>	
6600-6650 kWh/m <sup>2</sup> /year <b>T</b>		660-665 tCO <sub>2</sub> e/year <b>Z</b>	
6650-6700 kWh/m <sup>2</sup> /year <b>T</b>		665-670 tCO <sub>2</sub> e/year <b>Z</b>	
6700-6750 kWh/m <sup>2</sup> /year <b>T</b>		670-675 tCO <sub>2</sub> e/year <b>Z</b>	
6750-6800 kWh/m <sup>2</sup> /year <b>T</b>		675-680 tCO <sub>2</sub> e/year <b>Z</b>	
6800-6850 kWh/m <sup>2</sup> /year <b>T</b>		680-685 tCO <sub>2</sub> e/year <b>Z</b>	
6850-6900 kWh/m <sup>2</sup> /year <b>T</b>		685-690 tCO <sub>2</sub> e/year <b>Z</b>	
6900-6950 kWh/m <sup>2</sup> /year <b>T</b>		690-695 tCO <sub>2</sub> e/year <b>Z</b>	
6950-7000 kWh/m <sup>2</sup> /year <b>T</b>		695-700 tCO <sub>2</sub> e/year <b>Z</b>	
7000-7050 kWh/m <sup>2</sup> /year <b>T</b>		700-705 tCO <sub>2</sub> e/year <b>Z</b>	
7050-7100 kWh/m <sup>2</sup> /year <b>T</b>		705-710 tCO <sub>2</sub> e/year <b>Z</b>	