



Webbs

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School Road | Trysull, Wolverhampton | WV5 7HR

Offers In The Region Of £475,000



## Summary

**\*\* NO CHAIN \*\* WOW \*\* OUTSTANDING EXTENDED COTTAGE \*\* OPEN VIEWS TO THE FRONT \*\* HIGHLY SOUGHT AFTER PRESTIGIOUS VILLAGE LOCATION \*\* FULLY REFURBISHED THROUGHOUT \*\* DECEPTIVELY SPACIOUS \*\* FOUR BEDROOMS \*\* STUNNING REFITTED FAMILY BATHROOM \*\* RETAINING ORIGINAL FEATURES THROUGHOUT \*\* EXTENDED FAMILY KITCHEN \*\* GUEST WC \*\* GARAGE \*\* PRIVATE DRIVEWAY \*\* INTERNAL VIEWING IS STRONGLY ADVISED \*\***

Webbs Estate Agents have pleasure in offering this fabulous 'Butt-Detached cottage, situated in the highly sought after and prestigious village location of 'Trysull'. This beautifully presented cottage has been recently fully renovated throughout by the current vendors. Briefly comprising: entrance porch, lounge with original features, fabulous extended kitchen family room, guest WC, vaulted landing, four good sized bedrooms and generous refitted family bathroom. Externally there is a fully enclosed rear garden private driveway and garage. Situated in a lovely lane through the village with the benefit of being opposite open fields and having a well-regarded primary school and the ever popular 'Bell Inn' public house and restaurant.

## Key Features

- FULLY RENOVATED
- SOUGHT AFTER VILLAGE LOCATION
- FABULOUS KITCHEN FAMILY ROOM
- VIEWING IS ESSENTIAL
- EXTENDED TO THE REAR

## Rooms and Dimensions

**AWAITING VENDOR APPROVAL**

**BUTT-DETACHED**

**PORCH**

**LOUNGE WITH LOG BURNER**

21'0" x 11'0" (6.42m x 3.37m)

**FABULOUS KITCHEN FAMILY ROOM**

21'7" x 19'10" (6.60m x 6.05m)

**GUEST WC**

**LANDING**

**BEDROOM ONE**

11'3" x 11'3" (3.43m x 3.43m)

**BEDROOM TWO**

10'1" x 9'4" (3.09m x 2.85m)

**BEDROOM THREE**

9'5" x 9'7" (2.89m x 2.93m)

**BEDROOM FOUR**

8'9" x 6'4" (2.67m x 1.94m)

**REFITTED FAMILY BATHROOM**

10'10" x 6'10" (3.31m x 2.09m)

**INTEGRAL GARAGE**

20'8" x 9'11" (6.32m x 3.04m)

**PRIVATE DRIVEWAY**

**ENCLOSED GARDENS**







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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>Pay average energy bills - lower energy costs</p> <p>100-125 kWh/m<sup>2</sup> <b>A</b></p> <p>125-150 kWh/m<sup>2</sup> <b>B</b></p> <p>150-180 kWh/m<sup>2</sup> <b>C</b></p> <p>180-220 kWh/m<sup>2</sup> <b>D</b></p> <p>220-255 kWh/m<sup>2</sup> <b>E</b></p> <p>255-300 kWh/m<sup>2</sup> <b>F</b></p> <p>300+ kWh/m<sup>2</sup> <b>G</b></p>	<p>66</p> <p>77</p>	<p>Pay monthly energy bills - lower CO<sub>2</sub> emissions</p> <p>100-125 g/m<sup>2</sup> <b>A</b></p> <p>125-150 g/m<sup>2</sup> <b>B</b></p> <p>150-180 g/m<sup>2</sup> <b>C</b></p> <p>180-220 g/m<sup>2</sup> <b>D</b></p> <p>220-255 g/m<sup>2</sup> <b>E</b></p> <p>255-300 g/m<sup>2</sup> <b>F</b></p> <p>300+ g/m<sup>2</sup> <b>G</b></p>	<p>66</p> <p>77</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC