



Webbs

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Roebuck Glade | Willenhall | WV12 4BS

£275,000

 **Webbs**
estate agents

Summary

** VERY WELL MAINTAINED THREE DOUBLE BEDROOM SEMI DETACHED HOME ** SPACIOUS ACCOMMODATION ** PRIVATE REAR GARDEN ** SHOWER ROOM WC ON GROUND FLOOR ** FIRST FLOOR BATHROOM ** LIVING ROOM ** EXTENDED DINING ROOM ** CONSERVATORY ** KITCHEN ** DRIVEWAY ** GARAGE ** POPULAR AND CONVENIENT LOCATION ** DOUBLE GLAZING AND GAS CENTRAL HEATING ** QUIET CUL DE SAC LOCATION ** CLOSE TO SCHOOLS, SHOPS AND AMENITIES **

Webbs Estate Agents are pleased to bring to market this EXTENDED three double bedroom semi detached home set in a quiet cul de sac and situated in a popular and convenient location close to schools, amenities and shops. In brief this home offers: driveway and garden to the front leading to a garage, the ground floor has an entrance porch, reception hall, living room, fitted kitchen, extended dining room, living room and conservatory. On the first floor there are three double sized bedrooms and bathroom WC. To the rear is a private and enclosed rear garden. Call us today to view this immaculately presented family home on 01922 663399

Key Features

- VERY WELL MAINTAINED EXTENDED SEMI DETACHED HOME
- POPULAR AND CONVENIENT CUL DE SAC LOCATION
- THREE DOUBLE BEDROOMS AND BATHROOM ON FIRST FLOOR
- LIVING ROOM, EXTENDED DINING ROOM
- KITCHEN
- CONSERVATORY
- GROUND FLOOR SHOWER ROOM WC
- GARAGE AND DRIVEWAY
- PRIVATE AND ENCLOSED REAR GARDEN
- EASY ACCESS TO LOCAL SCHOOLS, SHOPS AND AMENITIES

Rooms and Dimensions

Entrance porch

Reception hall

Kitchen

10'4" x 8'5" (3.16m x 2.58m)

Living room

11'1" x 13'8" (3.39m x 4.19m)

Extended dining room

14'10" max 7'10" min x 10'9" max 7'1" min (4.54m max 2.41m min x 3.30m max 2.18m min)

Conservatory

10'9" x 10'5" (3.28m x 3.19m)

Shower room WC

6'5" x 4'4" (1.98m x 1.34m)

First floor landing

Extended Bedroom one

14'1" max 7'9" min x 14'5" (4.31m max 2.38m min x 4.40m)

Bedroom two

12'3" x 8'6" (3.75m x 2.60m)

Bedroom three

10'7" x 8'5" (3.24m x 2.58m)

Bathroom WC

6'1" x 5'5" (1.87m x 1.67m)

Side garage

11'0" x 6'6" (3.36m x 1.99m)

Front garden and drive

Private and enclosed rear garden

Identification checks







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 Metropac 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 ₂) Rating																																	
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