



Andrew Drive | Willenhall | WV12 5PP
Offers In The Region Of £475,000



Summary

** FIVE BEDROOM DETACHED HOME ** SET IN APPROX 1/4 OF AN ACRE ** IN AND OUT DRIVEWAY ** MASSIVLY EXTENDED ** TWO RECEPTION ROOMS ** LARGE REFITTED KITCHEN ** REFITTED SHOWER ROOM ** TWO BATHROOMS ** CUL-DE-SAC-LOCATION ** SET OVER THREE FLOORS ** CANALSIDE POSITION ** SEPERATE UTILITY AND GUEST WC ** POTENTIAL TO EXTENDED FURTHER SUBJECT TO PLANNING PERMISSION **EXTENSIVE OF ROAD PARKING **

Webbs Estate Agents are please to present to you this FIVE bedroom Detached family home, this property has undergone extensive works by its current owners being close to local shops, schools and a variety of amenities.

In brief this home comprises of: porch, entrance hall, lounge, dining room, refitted kitchen, separate utility and guest WC. To the first floor there are three generously sized bedrooms and family bathroom. On the second floor there are a further two sizable bedrooms and refitted shower room. Externally this home sites in approximately 1/4 of an acres with an in and out driveway assessed from both Andrews drive and Ridings Way. The private and enclosed manicured rear garden offers a block paved driveway, lawn area and a selection of patio area.
Call today on 01922 663399 to secure your viewing.

Key Features

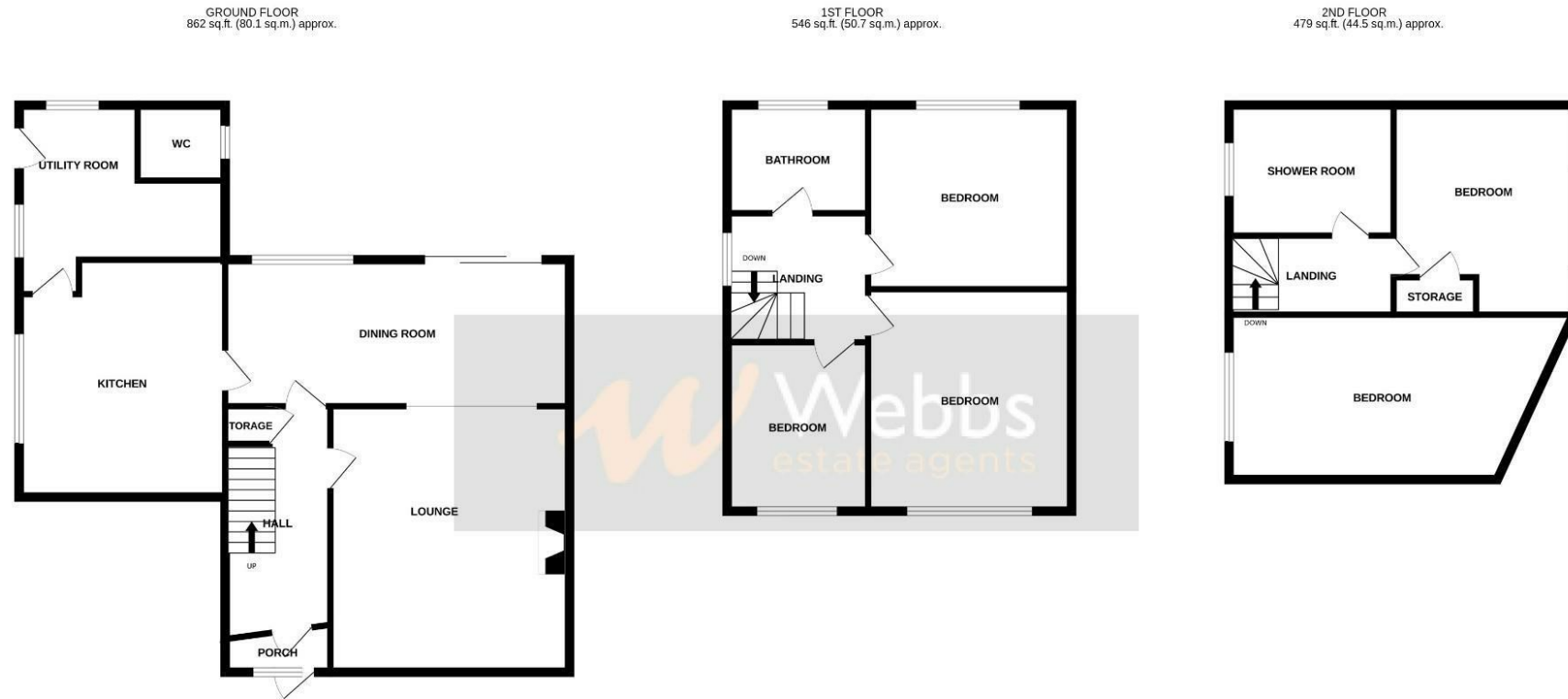
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Rooms and Dimensions

Porch	Bedroom Three
Entrance Hall	8'10" x 8'2" (2.7m x 2.5m)
Lounge	Bedroom Four
12'9" x 12'5" (3.9m x 3.8m)	13'1" x 7'6" (4m x 2.3m)
Dining Room	Bedroom Five
9'10" x 19'0" (3m x 5.8m)	7'6" x 13'1" (2.3m x 4m)
Kitchen	Shower Room
12'5" x 11'9" (3.8m x 3.6m)	5'6" x 6'6" (1.7m x 2m)
Utility Room	Bathroom
12'5" x 11'9" (3.8m x 3.6m)	5'2" x 7'2" (1.6m x 2.2m)
Guest WC	Front Driveway
Bedroom One	Rear Garden
11'5" x 10'5" (3.5m x 3.2m)	Identification Checks
Bedroom Two	
11'5" x 11'5" (3.5m x 3.5m)	







TOTAL FLOOR AREA : 1886 sq.ft. (175.3 sq.m.) approx.

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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