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**Wood Common Grange | Pelsall, Walsall | WS3 5EZ**

**Offers In The Region Of £275,000**

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estate agents

## Summary

**\*\*THREE BEDROOM DETACHED HOME\*\*** ENTRANCE HALL\*\*GUEST WC WITH NEW FLOORING\*\*LARGE LOUNGE WITH BRAND NEW CARPETS\*\*KITCHEN DINER\*\* THREE GENEROUS BEDROOMS\*\*MODERNISED BATHROOM AND EN SUITE\*\* REDECORATED THROUGHOUT\*\*GARAGE\*\*LANDSCAPED FRONT AND REAR GARDEN\*\*DRIVEWAY\*\*POPULAR LOCATION\*\*PERFECT MOVE IN READY HOME\*\*

Welcome to Wood Common Grange, a beautifully presented and move-in-ready three-bedroom detached home, offering modern comfort and stylish design. This charming property is situated in an attractive setting, complete with a paved driveway, a landscaped gravelled area to the front and garage.

Step into the bright entrance porch, which features newly fitted flooring and leads seamlessly to the guest WC, also with new flooring. The spacious lounge boasts the same contemporary updates, providing a welcoming and versatile living space for family relaxation.

The heart of the home is the stylish kitchen diner, designed for modern living. Featuring patio doors that open directly onto the landscaped rear garden, this space is perfect for entertaining or enjoying family meals with a view.

## Key Features

- THREE BEDROOM DETACHED
- ENTRANCE HALL AND GUEST WC
- THREE GENEROUS BEDROOMS
- DRIVEWAY AND GARAGE
- DESIRABLE LOCATION
- MOVE IN READY
- KITCHEN DINER
- MASTER WITH EN SUITE SHOWER ROOM
- LANDSCAPED REAR GARDEN
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING TODAY!!!

## Rooms and Dimensions

### Identification Checks B

#### Entrance Hall

6'5" x 3'1" (1.962m x 0.958m)

#### Guest WC

5'8" x 2'6" (1.741m x 0.779m)

#### Lounge

17'7" x 14'6" (5.365m x 4.422m)

#### Kitchen Diner

14'4" x 9'0" (4.383m x 2.762m)

#### Garage

17'5" x 8'8" (5.332m x 2.644m)

### First Floor Landing

#### Family Bathroom

6'1" x 5'6" (1.877m x 1.688m)

#### Bedroom One

13'5" x 8'5" (4.103m x 2.587m)

#### Ensuite Shower Room

6'1" x 4'5" (1.860m x 1.347m)

#### Bedroom Two

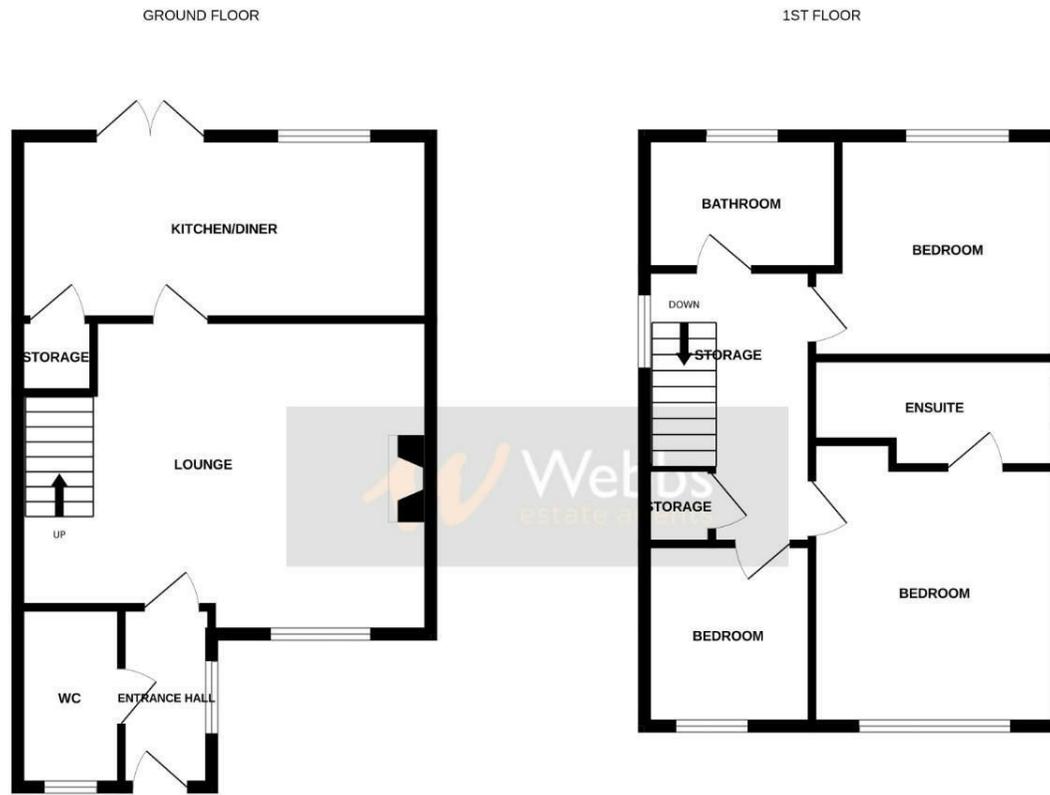
10'6" x 8'3" (3.204m x 2.524m)

#### Bedroom Three

8'8" x 5'10" (2.662m x 1.792m)







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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	85	85	85
80	80	80	80
75	75	75	75
70	70	70	70
65	65	65	65
60	60	60	60
55	55	55	55
50	50	50	50
45	45	45	45
40	40	40	40
35	35	35	35
30	30	30	30
25	25	25	25
20	20	20	20
15	15	15	15
10	10	10	10
5	5	5	5
0	0	0	0

England & Wales EU Directive 2002/91/EC