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Genge Avenue | Wolverhampton | WV4 6SL  
Offers In The Region Of £325,000

 **Webbs**  
estate agents

# Summary

\*\* STUNNING NEW BUILD SEMI DETACHED HOUSE \*\* PRIVATE AND EXCLUSIVE GATED DEVELOPMENT \*\* THREE BEDROOMS \*\* LIVING ROOM \*\* STUDY \*\* MODERN BATHROOM, EN SUITE AND DRESSING ROOM \*\* IMPRESSIVE OPEN PLAN KITCHEN DINING ROOM \*\* TWO CAR PARKING SPACES \*\* PRIVATE GARDEN \*\* EV CHARGING POINT \*\* AIR SOURCE HEATING \*\*

Webbs Estate Agents Welcomes to Genge Avenue, Wolverhampton - a beautifully newly built three bedroom semi-detached home that combines modern luxury with spacious family living.

As you arrive at the private gated development you are welcomed by a large gated tarmacadam driveway providing ample parking spaces for each property. Step inside through the entrance porch into a welcoming hallway that leads you to the heart of the home. The ground floor accommodation comprises of a living room, study, the open-plan kitchen and dining area is truly a showstopper, bathroom and bedroom three.

Upstairs, you'll find two generous bedrooms, each thoughtfully designed with space and comfort in mind. The main bedroom has a dressing room area and en suite.

# Key Features

- IMPRESSIVE HIGH SPECIFICATION NEW BUILD MODERN SEMI DETACHED HOUSE
- MODERN BATHROOM AND EN SUITE
- AIR SOURCE HEATING
- TWO CAR PARKING BAYS AND EV CHARGING POINT
- PRIVATE DEVELOPMENT IN CUL DE SAC POSITION
- THREE GOOD SIZED BEDROOMS(MASTER WITH DRESSING ROOM)
- SPACIOUS MAIN LIVING ROOM AND STUDY
- STUNNING OPEN PLAN MODERN KITCHEN AND DINING ROOM
- REAR GARDEN
- EASY ACCESS TO LOCAL AMENITIES, SHOPS, TRANSPORT LINKS AND SCHOOLS

# Rooms and Dimensions

Entrance porch

Reception hall

Living room

17'1" x 11'4" (5.22m x 3.47m)

Kitchen dining room

13'1" x 11'7" (4.01m x 3.55m)

Study

10'7" x 8'1" (3.23m x 2.48m)

Bedroom three

9'7" x 8'1" (2.94m x 2.47m)

Bathroom

8'0" x 7'0" (2.45m x 2.15m)

First floor landing

Bedroom one(inc dressing area)

23'2" x 11'5" (7.08m x 3.50m)

Dressing area

En suite

Bedroom two

25'3" x 8'3" (7.72m x 2.52m)

Rear garden

Two car parking bays







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		Current	Potential
<p>Key: energy efficient - lower running costs</p> <p>100-90 A</p> <p>89-80 B</p> <p>79-65 C</p> <p>64-50 D</p> <p>49-30 E</p> <p>29-10 F</p> <p>9-1 G</p>			
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Key: environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>30-35 A</p> <p>35-40 B</p> <p>40-45 C</p> <p>45-50 D</p> <p>50-55 E</p> <p>55-60 F</p> <p>60-65 G</p>			
England & Wales		EU Directive 2002/91/EC	

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