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**Heath Acres | Wednesbury | WS10 7RB**

**Asking Price £280,000**

 **Webbs**  
estate agents



# Summary

**\*\*HEAVILY EXTNEDED FOUR BEDROOM SEMI DETACHED HOME\*\*DOWNSTAIRS BEDROOM WITH GUEST WC\*\*OPEN PLAN KITCHEN DINER\*\*DUAL ASPECT LOUNGE\*\*THREE GENEROUS BEDOROMS\*\*FITTED BATHROOM\*\*LANDSCAPED REAR GARDEN\*\*VIEWING ESSENTIAL\*\***

Nestled in the charming area of Heath Acres, Wednesbury, this delightful house presents an excellent opportunity for families and individuals alike. With four spacious bedrooms, this property offers ample room for relaxation and personal space. The well-appointed reception room serves as a welcoming hub for family gatherings or entertaining guests, providing a warm and inviting atmosphere.

The house features a conveniently located bathroom, ensuring that daily routines are both comfortable and efficient. The layout of the property is designed to maximise space and functionality, making it an ideal choice for those seeking a home that balances practicality with style.

Heath Acres is known for its friendly community and convenient access to local amenities, including shops, schools, and parks, making it a perfect location for families. The surrounding area offers a

# Key Features

- FOUR BEDROOM SEMI DETACHED HOME
- OPEN PLAN KITCHEN DINER
- LANDSCAPED REAR GARDEN
- VIEWING ESSENTIAL
- CLOSE TO ALL LOCAL AMENITIES
- DOWNSTAIRS BEDROOM AND WC
- LARGE LOUNGE
- CUL-DE-SAC LOCATION
- POPULAR LOCATION
- CALL WEBBS TO BOOK YOUR VIEWING ON 01922 663399!!!

# Rooms and Dimensions

## Entrance Hall

## Lounge

22'6" x 11'1" (6.880m x 3.399m)

## Dining Area

10'1" x 8'8" (3.075m x 2.665m)

## Kitchen

19'7" x 7'0" (5.991m x 2.147m)

## Garage

16'4" x 7'7" (4.995m x 2.325m)

## Bedroom Four

16'6" x 7'2" (5.039m x 2.195m)

## Guest WC

4'1" x 3'7" (1.267m x 1.114m)

## First Floor Landing

## Bedroom One

12'3" x 9'5" (3.737m x 2.882m)

## Bedroom Two

10'6" x 10'0" (3.222m x 3.073m)

## Bedroom Three

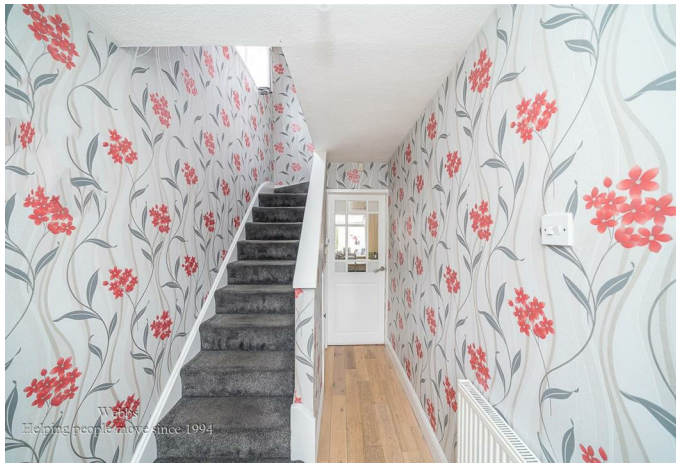
8'1" x 7'0" (2.480m x 2.147m)

## Family Bathroom

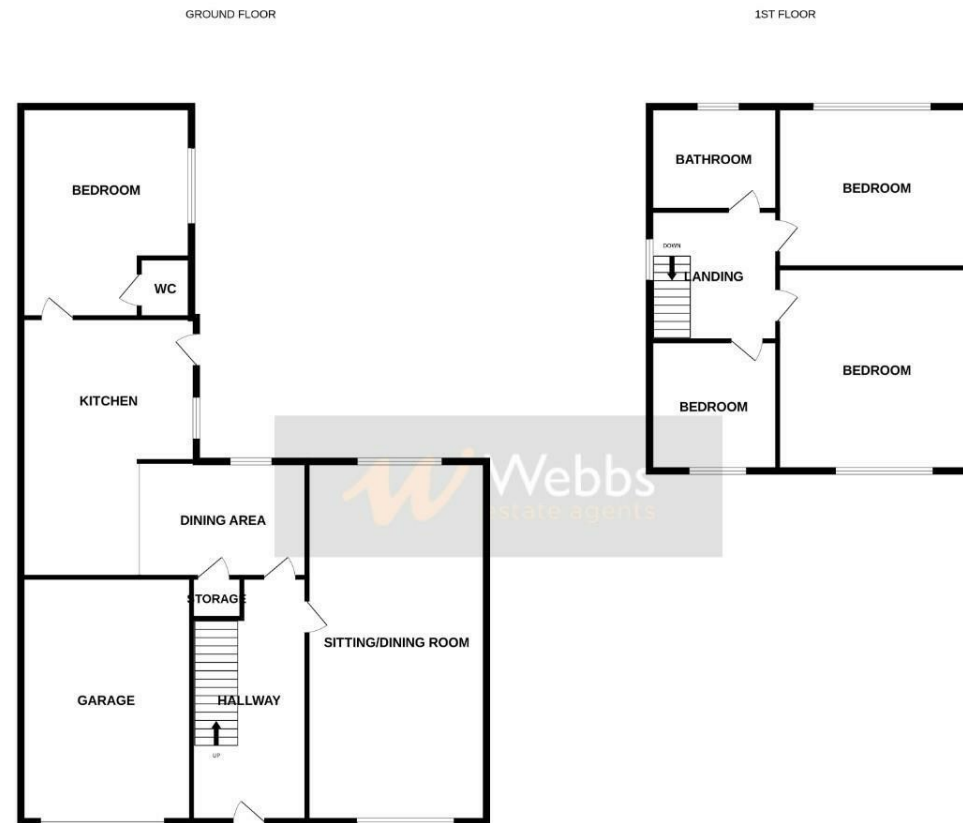
6'0" x 7'0" (1.838m x 2.136m)

## Identification Checks B



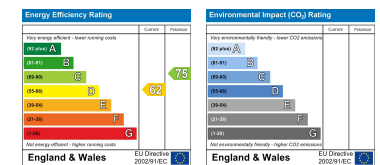






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Webb's 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.



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