



St. Annes Road | Willenhall | WV13 1DY  
Offers In The Region Of £399,950

 **Webbs**  
estate agents



# Summary

**\*\*EXTENDED AND IMPROVED SIX BEDROOM HOME\*\*TWO ENSUITE SHOWER ROOMS\*\*OPEN PLAN LIVING KTICHEN DINER\*\*DRIVE AND GARAGE\*\*LANDSCAPED REAR GARDEN\*\*POPULAR LOCATION\*\*VIEWING ESSENTIAL\*\***

Nestled on St. Annes Road in the charming town of Willenhall, this impressive semi-detached house, built between 2010 and 2019, presents an exceptional opportunity for families seeking a spacious and modern home. With six well-proportioned bedrooms, this property is designed to accommodate the needs of a growing family or those who enjoy hosting guests. Upon entering, you are greeted by two inviting reception rooms, perfect for relaxation or entertaining. The heart of the home features an open-plan living kitchen diner, complete with a stylish media wall, creating a warm and welcoming atmosphere. A convenient guest WC adds to the practicality of the ground floor. The first floor boasts four generous bedrooms, including one with an en suite shower room, ensuring comfort and privacy for family members. A family bathroom serves the remaining bedrooms, providing ample facilities for daily routines. Ascending to the second floor, you will find two additional bedrooms, one of which includes another en suite, while the other features a walk-in wardrobe, offering a touch of luxury.

# Key Features

- EXTENDED SIX BEDROOM HOME
- TWO EN SUTIES
- LANDSCAPED GARDEN
- STUNNING FAMILY HOME
- POPULAR LOCATION
- TWO RECPETION ROOMS
- SIX GENEROUSLY SIZED BEDROOMS
- GARAGE AND DRIVE
- CLOSE TO ALL LOCAL AMENITIES
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!!

# Rooms and Dimensions

## Entrance Hall

**Guest WC**  
6'11" x 3'1" (2.120m x 0.957m)

**Lounge**  
19'4" x 11'0" (5.906m x 3.370m)

**Sitting/ Dining Room**  
19'2" x 11'4" (5.861m x 3.469m)

**Kitchen**  
11'4" x 8'4" (3.469m x 2.561m)

**Garage**  
20'3" x 12'2" (6.184m x 3.720m)

**Bedroom One**  
12'6" x 15'1" (3.816m x 4.599m)

**En Suite**  
10'8" x 6'4" (3.260m x 1.937m)

**Bedroom Two**  
12'8" x 9'8" (3.880m x 2.968m)

**En Suite**  
6'11" x 4'7" (2.130m x 1.413m)

**Bedroom Three**  
11'1" x 9'11" (3.384m x 3.034m)

**Bedroom Four**  
7'3" x 9'0" (2.226m x 2.751m)

**Bedroom Five**  
9'0" x 7'6" (2.747m x 2.295m)

**Bedroom Six**  
11'7" x 12'11" (3.549m x 3.944m)

**Walk In Wardrobe**  
7'0" x 6'5" (2.157m x 1.971m)

**Family Bathroom**  
7'4" x 5'5" (2.245m x 1.675m)

## Identification Checks B



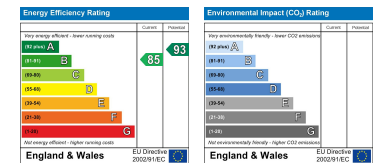






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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