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**Stanbury Avenue | Wednesbury | WS10 8QG**

**Asking Price £375,000**

 **Webbs**  
estate agents

# Summary

**\*\*IMPROVED FOUR BEDROOM DETACHED HOME\*\*OPEN PLAN LIVING KITCHEN DINER COMPLETE WITH SKY LIGHTS\*\*GARAGE AND DRIVEWAY\*\*ENSUITE TO MASTER BEDROOM\*\*LANDSCAPED REAR GARDEN\*\*POPULAR LOCATION\*\*CLOSE TO ALL LOCAL AMENITIES INCLUDING M6\*\*VIEWING ESSENTIAL\*\***

Nestled in the sought-after area of Stanbury Avenue, Wednesbury, this impressive detached house is an ideal family home, perfectly positioned close to local amenities, including shops, schools, and excellent transport links, notably the M6.

Upon entering, you are welcomed by a charming entrance porch that leads into a spacious hall. The ground floor boasts two inviting reception rooms, including a lounge featuring a delightful bay window that fills the space with natural light. The heart of the home is undoubtedly the stunning kitchen living diner, which is enhanced by skylights and patio doors that open onto the beautifully landscaped rear garden, creating a seamless connection between indoor and outdoor living. A convenient utility store and a guest WC complete the ground floor layout.

Ascending to the first floor, you will find three generously sized bedrooms, each offering ample space for relaxation and personalisation, alongside a modern family bathroom. The second floor is dedicated to the master suite, which is a true retreat, complete with fitted wardrobes and an en suite bathroom, ensuring privacy and comfort.

# Key Features

- STUNNING AND IMPROVED FOUR BEDROOM DETACHED FAMILY HOME
- SEPERATE LOUNGE
- MODERN FITTED BATHROOM
- EN SUITE TO MASTER BEDROOM
- GENEROUS PLOT
- OPEN PLAN LIVING KITCHEN DINER
- THREE GENEROUS BEDROOMS
- MASTER SUITE WITH FITTED WARDROBES
- DRIVEWAY AND GARAGE
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

# Rooms and Dimensions

**Entrance Porch**

**Hall**

**Guest WC**

6'2" x 3'4" (1.886m x 1.026m)

**Lounge**

18'0" x 10'0" (5.504m x 3.065m)

**Kitchen Living Diner**

17'8" x 16'4" (5.386m x 4.990m)

**Utility/Storage Area**

**First Floor Landing**

**Bedroom Two**

10'9" x 9'1" (3.302m x 2.773m)

**Bedroom Three**

10'5" x 8'11" (3.187m x 2.736m)

**Bedroom Four**

6'5" x 6'5" (1.976m x 1.967m)

**Family Bathroom**

8'5" x 6'4" (2.575m x 1.935m)

**Second Floor Landing**

**Storage**

**Bedroom One**

14'5" x 13'4" (4.414m x 4.067m)

**En Suite**

9'9" x 4'5" (2.993m x 1.363m)

**Garage**

17'1" x 8'9" (5.218m x 2.673m)

**Identification Checks B**





