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## Summary

**\*\* FOUR BEDROOM SEMI DETACHED \*\* TWO RECEPTION ROOMS \*\* KITCHEN DINER \*\* SPREAD ACROSS THREE FLOORS \*\* FRONT AND REAR GARDEN\*\* EN SUITE TO MASTER BEDROOM \*\* PARKING TO THE FRONT OF THE PROPERTY \*\* TWO WC'S\*\* POPULAR LOCATION \*\***

Webbs Estate Agents are pleased to offer this four bedroom semi detached home situated in the popular village of Pelsall, close to local shops, schools and other amenities.

In brief this home offers: Driveway and garden to the front with a canopied entrance, hall, guest WC, two reception room and kitchen diner.

On the first floor is the master with en suite shower room and a good sized bedroom and WC.

On the second floor there are a further two bedroom and family bathroom.

To the rear of this home is a private and enclosed garden with a paved patio area and laid to lawn area

## Key Features

- FOUR BEDROOM SEMI DETACHED HOME
- KITCHEN DINER
- DRIVEWAY TO THE FRONT
- TWO WC'S
- POPULAR LOCATION
- TWO RECEPTION ROOMS
- FRONT AND REAR GARDEN
- EN SUITE TO MASTER BEDROOM
- BUILT IN 2017
- VIEWING IS ESSENTIAL

## Rooms and Dimensions

### Front

### Hallway

### Guest WC

### Kitchen Diner

15'5" x 11'8" (4.72m x 3.58m)

### Reception Room One

17'3" x 10'11" (5.26m x 3.35m)

### Reception Room Two

18'5" x 9'6" (5.62m x 2.92m)

### Master Bedroom

12'5" x 9'6" (3.80m x 2.92m)

### En Suite

### WC

### Bedroom Three

15'5" x 10'4" (4.72m x 3.16m)

### Bedroom Two

13'8" x 13'5" (4.18m x 4.11m)

### Bedroom Four

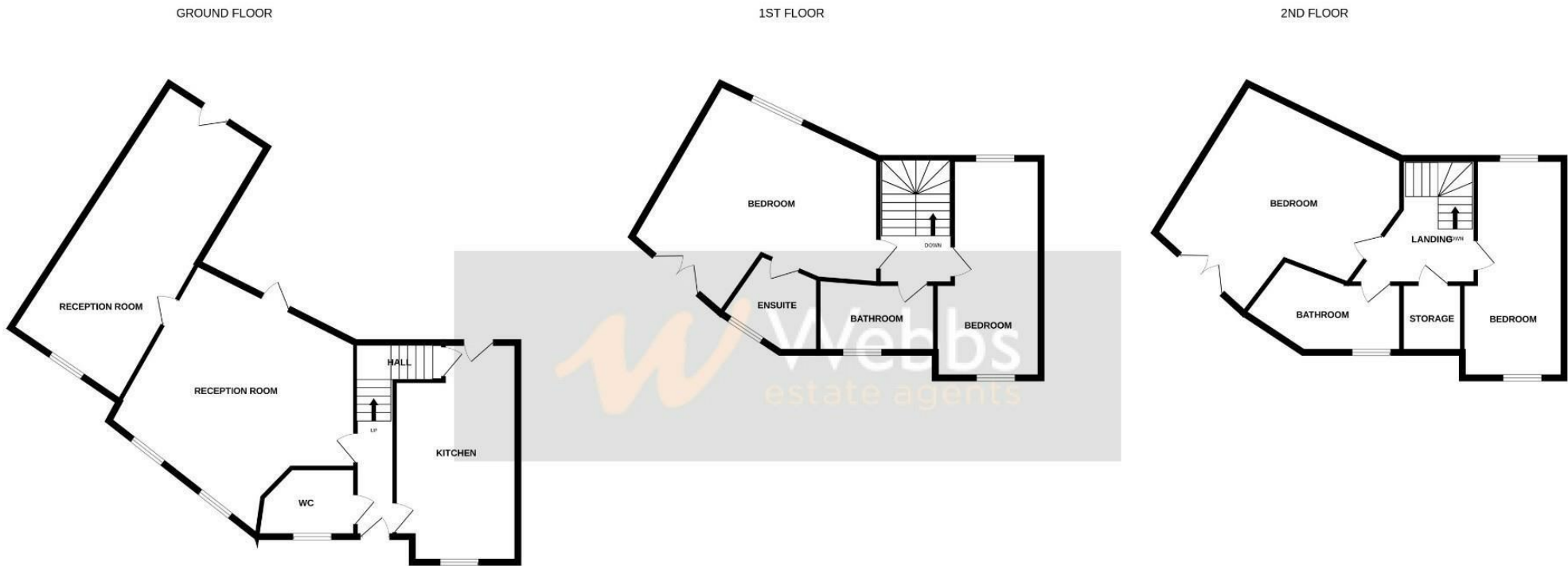
15'5" x 10'4" (4.72m x 3.16m)

### Family Bathroom

### Garden







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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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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating: <b>A</b> 10-15 kWh/m <sup>2</sup> per year energy costs	Energy Efficiency Rating: <b>B</b> 15-20 kWh/m <sup>2</sup> per year energy costs	Environmental Impact (CO <sub>2</sub> ) Rating: <b>A</b> 10-15 g/m <sup>2</sup> per year CO <sub>2</sub> emissions	Environmental Impact (CO <sub>2</sub> ) Rating: <b>B</b> 15-20 g/m <sup>2</sup> per year CO <sub>2</sub> emissions
Energy Efficiency Rating: <b>B</b> 20-25 kWh/m <sup>2</sup> per year energy costs	Energy Efficiency Rating: <b>C</b> 25-30 kWh/m <sup>2</sup> per year energy costs	Environmental Impact (CO <sub>2</sub> ) Rating: <b>C</b> 20-25 g/m <sup>2</sup> per year CO <sub>2</sub> emissions	Environmental Impact (CO <sub>2</sub> ) Rating: <b>D</b> 25-30 g/m <sup>2</sup> per year CO <sub>2</sub> emissions
Energy Efficiency Rating: <b>C</b> 30-35 kWh/m <sup>2</sup> per year energy costs	Energy Efficiency Rating: <b>D</b> 35-40 kWh/m <sup>2</sup> per year energy costs	Environmental Impact (CO <sub>2</sub> ) Rating: <b>D</b> 25-30 g/m <sup>2</sup> per year CO <sub>2</sub> emissions	Environmental Impact (CO <sub>2</sub> ) Rating: <b>E</b> 30-35 g/m <sup>2</sup> per year CO <sub>2</sub> emissions
Energy Efficiency Rating: <b>D</b> 40-45 kWh/m <sup>2</sup> per year energy costs	Energy Efficiency Rating: <b>E</b> 45-50 kWh/m <sup>2</sup> per year energy costs	Environmental Impact (CO <sub>2</sub> ) Rating: <b>E</b> 30-35 g/m <sup>2</sup> per year CO <sub>2</sub> emissions	Environmental Impact (CO <sub>2</sub> ) Rating: <b>F</b> 35-40 g/m <sup>2</sup> per year CO <sub>2</sub> emissions
Energy Efficiency Rating: <b>E</b> 50-55 kWh/m <sup>2</sup> per year energy costs	Energy Efficiency Rating: <b>F</b> 55-60 kWh/m <sup>2</sup> per year energy costs	Environmental Impact (CO <sub>2</sub> ) Rating: <b>F</b> 35-40 g/m <sup>2</sup> per year CO <sub>2</sub> emissions	Environmental Impact (CO <sub>2</sub> ) Rating: <b>G</b> 40-45 g/m <sup>2</sup> per year CO <sub>2</sub> emissions
Energy Efficiency Rating: <b>F</b> 60-65 kWh/m <sup>2</sup> per year energy costs	Energy Efficiency Rating: <b>G</b> 65-70 kWh/m <sup>2</sup> per year energy costs	Environmental Impact (CO <sub>2</sub> ) Rating: <b>G</b> 40-45 g/m <sup>2</sup> per year CO <sub>2</sub> emissions	Environmental Impact (CO <sub>2</sub> ) Rating: <b>G</b> 40-45 g/m <sup>2</sup> per year CO <sub>2</sub> emissions
Energy Efficiency Rating: <b>G</b> 70-75 kWh/m <sup>2</sup> per year energy costs	Energy Efficiency Rating: <b>G</b> 75-80 kWh/m <sup>2</sup> per year energy costs	Environmental Impact (CO <sub>2</sub> ) Rating: <b>G</b> 40-45 g/m <sup>2</sup> per year CO <sub>2</sub> emissions	Environmental Impact (CO <sub>2</sub> ) Rating: <b>G</b> 40-45 g/m <sup>2</sup> per year CO <sub>2</sub> emissions

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