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Offers Over £575,000

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## Summary

**\*\* EXECUTIVE DETACHED HOME \*\* SHOW HOME STANDARD \*\* FIVE DOUBLE BEDROOMS \*\* FOUR BATHROOMS \*\* WATERSIDE GATE DEVELOPMENT \*\* RURAL LOCATION \*\* LARGE LOUNGE \*\* STUNNING KITCHEN DINER AND FAMILY ROOM \*\* ENCLOSED REAR GARDEN \*\* DETACHED DOUBLE GARAGE \*\* EXCELLENT TRANSPORT LINKS \*\***  
Webbs Estate Agents are pleased to offer for sale an executive detached family home on the sought-after Waterside Gate Development, within a rural location with excellent transport links and school catchments.

In brief consisting of impressive entrance hallway, large lounge, stunning open plan kitchen, dining and family room with French doors to the rear garden, guest Wc and utility complete the ground floor accommodation.

To the first floor there are four generous double bedrooms, a family bathroom and en-suite shower rooms to bedroom one and two, the gallery landing has stairs rising to the third floor with a further double bedroom, bathroom and large storage area.

Externally the property has a front side and rear gardens, with patio seating areas, gated access to the rear block paved driveway, and detached double garage, **VIEWING ADVISED TO FULLY APPRECIATE THE SIZE, STANDARD, AND LOCATION OF THE PROPERTY ON OFFER**

## Key Features

- EXECUTIVE DETACHED HOME
- FOUR BATHROOMS
- DETACHED DOUBLE GARAGE
- RURAL LOCATION
- FRONT, SIDE AND REAR GARDENS
- FIVE GENEROUS BEDROOMS
- LARGE LIVING ROOM
- STUNNING OPEN PLAN KITCHEN DINING AND FAMILY ROOM
- EXCELLENT TRANSPORT LINKS
- VIEWING STRONGLY ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

**LARGE LIVING ROOM**  
22'11" x 12'9" (7.00 x 3.9)

**BREAKFAST KITCHEN**  
16'4" x 12'9" (5.00 x 3.9)

**DINING ROOM**  
14'9" x 10'9" (4.5 x 3.3)

**UTILITY ROOM**  
7'6" x 5'10" (2.30 x 1.8)

**GUEST WC**

**GALLERY LANDING**

**BEDROOM ONE**  
14'9" x 12'9" (4.5 x 3.9)

**EN-SUITE SHOWER ROOM**

**BEDROOM TWO**  
12'10" x 10'9" (3.93 x 3.30)

**EN-SUITE SHOWER ROOM**

**BEDROOM THREE**  
12'9" x 11'9" (3.9 x 3.6)

**BEDROOM FOUR**  
12'9" x 10'5" (3.9 x 3.2)

**FAMILY BATHROOM**

**SECOND FLOOR LANDING**

**BEDROOM FIVE**  
12'9" x 12'9" (3.9 x 3.9)

**BATHROOM**  
10'0" x 6'10" (3.06 x 2.09)

**LARGE STORAGE AREA**

**DETACHED DOUBLE GARAGE**

**FRONT, SIDE AND REAR GARDENS**

**COAL MINING**

**CONNECTIVITY:**

**PARKING**

**PROPERTY TYPE & CONSTRUCTION**

**ROOMS**

**UTILITIES**







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	
Score	Band	Score	Band
76	B	76	B
78	B	78	B
79	B	79	B
80	B	80	B
81	B	81	B
82	B	82	B
83	B	83	B
84	B	84	B
85	B	85	B
86	B	86	B
87	B	87	B
88	B	88	B
89	B	89	B
90	B	90	B
91	B	91	B
92	B	92	B
93	B	93	B
94	B	94	B
95	B	95	B
96	B	96	B
97	B	97	B
98	B	98	B
99	B	99	B
100	B	100	B

England & Wales EU Directive 2002/91/EC