



Webbs

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Dark Lane | Wolverhampton | WV10 7HR

Offers In The Region Of £230,000

 Webbs  
estate agents

## Summary

**\*\* DECEPTIVELY SPACIOUS \*\* TRADITIONAL SEMI DETACHED \*\* EXTENDED AT THE REAR AND SIDE \*\* THREE RECEPTION ROOMS \*\* CONSERVATORY \*\* THREE BEDROOMS \*\* ENCLOSED REAR GARDEN \*\* OPEN VIEWS TO THE FRONT \*\* EXCELLENT TRANSPORT LINKS \*\* RURAL LOCATION \*\* AMPLE OFF ROAD PARKING \*\* VIEWING ADVISED \*\***  
Webbs Estate Agents are pleased to offer this extended three-bedroom semi-detached home for sale, offering open views over fields to the front, excellent school catchments, transport links, and a versatile living space.

In brief consisting of entrance porch and hallway, lounge with log burning fire, breakfast kitchen, ground floor shower room, dining room, second reception room with log burning fire and access to the rear and front of the property, dining room with doors to the conservatory which overlooks the rear garden.

To the first floor there are three bedrooms and family bathroom, the loft room offers a great space for a hobby room or home office ( access via loft ladders).

Externally the property has a low maintenance rear garden with ample off-road parking via the block paved driveway, **VIEWING ADVISED TO FULLY APPRECIATE THE SIZE OF THE PROPERTY ON OFFER.**

## Key Features

- EXTENDED HOME
- THREE BEDROOMS
- CONSERVATORY
- EXCELLENT SCHOOL CATCHMENTS
- VIEWING ADVISED
- RURAL LOCATION
- THREE RECEPTION ROOMS
- OPEN VIEWS TO THE FRONT
- IDEAL FOR TRANSPORT LINKS

## Rooms and Dimensions

### ENTRANCE PORCH AND HALLWAY

#### LOUNGE

16'0" max x 11'8" (4.88m max x 3.56m)

#### BREAKFAST KITCHEN

15'8" x 8'0" (4.80 x 2.44)

#### INNER HALLWAY

#### GROUND FLOOR SHOWER ROOM

7'10" x 6'10" (2.4 x 2.1)

#### FAMILY ROOM/RECEPTION ROOM 2

16'11" x 10'4" (5.18 x 3.17)

#### DINING ROOM

9'8" x 9'1" (2.97 x 2.77)

#### CONSERVATORY

#### LANDING

#### BEDROOM ONE

13'8" x 10'2" (4.17 x 3.10)

#### BEDROOM TWO

13'8" x 9'6" max measurements (4.17 x 2.92 max measurements )

#### BEDROOM THREE

10'2" x 9'3" (3.12 x 2.82)

#### FAMILY BATHROOM

#### LOFT ROOM ACCESS VIA LOFT LADDERS

#### ENCLOSED REAR GARDEN

#### BLOCK PAVED DRIVEWAY

#### COAL MINING

#### CONNECTIVITY:

#### PARKING

#### PROPERTY TYPE & CONSTRUCTION

#### ROOMS

#### UTILITIES







Whilst every attempt has been made to ensure the accuracy of the floor plan 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
100-150 kWh/m <sup>2</sup> /year energy costs <b>A</b>	100-150 kWh/m <sup>2</sup> /year energy costs <b>B</b>	100-150 g/m <sup>2</sup> /year CO <sub>2</sub> emissions <b>B</b>	100-150 g/m <sup>2</sup> /year CO <sub>2</sub> emissions <b>B</b>
150-200 kWh/m <sup>2</sup> /year energy costs <b>B</b>	150-200 kWh/m <sup>2</sup> /year energy costs <b>C</b>	150-200 g/m <sup>2</sup> /year CO <sub>2</sub> emissions <b>C</b>	150-200 g/m <sup>2</sup> /year CO <sub>2</sub> emissions <b>C</b>
200-250 kWh/m <sup>2</sup> /year energy costs <b>C</b>	200-250 kWh/m <sup>2</sup> /year energy costs <b>D</b>	200-250 g/m <sup>2</sup> /year CO <sub>2</sub> emissions <b>D</b>	200-250 g/m <sup>2</sup> /year CO <sub>2</sub> emissions <b>D</b>
250-300 kWh/m <sup>2</sup> /year energy costs <b>D</b>	250-300 kWh/m <sup>2</sup> /year energy costs <b>E</b>	250-300 g/m <sup>2</sup> /year CO <sub>2</sub> emissions <b>E</b>	250-300 g/m <sup>2</sup> /year CO <sub>2</sub> emissions <b>E</b>
300-350 kWh/m <sup>2</sup> /year energy costs <b>E</b>	300-350 kWh/m <sup>2</sup> /year energy costs <b>F</b>	300-350 g/m <sup>2</sup> /year CO <sub>2</sub> emissions <b>F</b>	300-350 g/m <sup>2</sup> /year CO <sub>2</sub> emissions <b>F</b>
350-400 kWh/m <sup>2</sup> /year energy costs <b>F</b>	350-400 kWh/m <sup>2</sup> /year energy costs <b>G</b>	350-400 g/m <sup>2</sup> /year CO <sub>2</sub> emissions <b>G</b>	350-400 g/m <sup>2</sup> /year CO <sub>2</sub> emissions <b>G</b>
400-450 kWh/m <sup>2</sup> /year energy costs <b>G</b>	400-450 kWh/m <sup>2</sup> /year energy costs <b>G</b>	400-450 g/m <sup>2</sup> /year CO <sub>2</sub> emissions <b>G</b>	400-450 g/m <sup>2</sup> /year CO <sub>2</sub> emissions <b>G</b>