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## Summary

\*\* MOTIVATED SELLER \*\* NO CHAIN \*\* VIEWING IS ESSENTIAL \*\* DECEPTIVELY SPACIOUS \*\*

\*\* OUTSTANDING POTENTIAL \*\* DOUBLE DETACHED GARAGE WITH STUDIO ABOVE\*\* DOUBLE CAR PORT \*\* FOUR BEDROOMS \*\* THREE BEDROOMS \*\* KITCHEN \*\* UTILITY ROOM \*\* LOUNGE DINER \*\* PRIVATE DRIVEWAY \*\* REAR GARDEN \*\*

Webbs Estate Agents have pleasure in offering this deceptively spacious traditional home situated in a popular location being close to all local amenities, shops and schools. Briefly comprising: entrance hallway, lounge diner, kitchen, utility room, shower room, four bedrooms, dressing room, family bathroom & ensuite. Externally there is a private driveway, tandem carport, gardens, double detached garage with studio/office above, rear gardens, and summer house/ log cabin.

## Key Features

- SPACIOUS SEMI DETACHED HOME
- BATHROOM, ENSUITE & SHOWER ROOM
- DOUBLE CAR PORT & DRIVEWAY
- GARDEN ROOM & BAR
- OUTSTANDING POTENTIAL
- FOUR BEDROOMS & DRESSING ROOM
- LOUNGE DINER, KITCHEN & UTILITY
- DOUBLE GARAGE WITH STUDIO / OFFICE ABOVE
- NO CHAIN
- VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LOUNGE DINER

25'6" x 14'7" (7.77m x 4.45m)

### KITCHEN

14'2" x 10'7" (4.32m x 3.25m)

### UTILITY ROOM

9'2" x 7'3" (2.80m x 2.23m)

### SHOWER ROOM

8'2" x 6'10" (2.49m x 2.09m)

### LANDING

### BEDROOM ONE

13'5" x 9'9" (4.11m x 2.98m)

### DRESSING ROOM

### ENSUITE

9'5" x 6'2" (2.88m x 1.89m)

### BEDROOM TWO

13'8" x 10'4" (4.19m x 3.16m)

### BEDROOM THREE

9'4" x 8'3" (2.85m x 2.53)

### FAMILY BATHROOM

10'0" x 7'0" (3.06m x 2.15m)

### ATTIC BEDROOM

13'10" x 10'2" (4.23m x 3.11m)

### CAR PORT

28'7" x 9'8" (8.73m x 2.96m)

### DOUBLE GARAGE

19'7" x 17'3" (5.99m x 5.26m)

### OFFICE / STUDIO

16'11" x 9'8" (5.18m x 2.96m)

### GARDEN ROOM ONE

12'1" x 10'5" (3.70m x 3.18m)

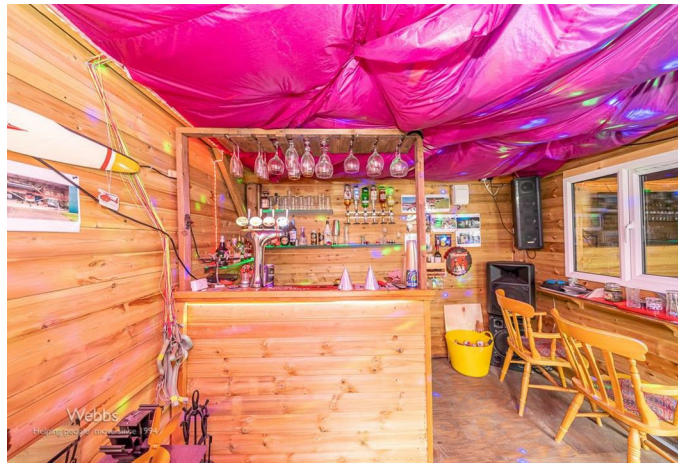
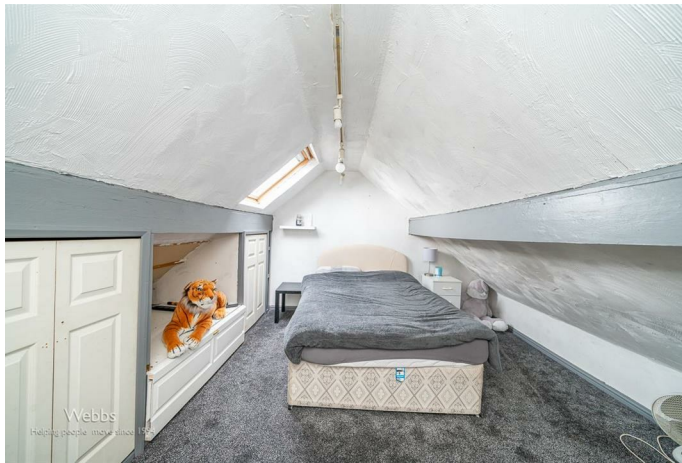
### GARDEN ROOM TWO

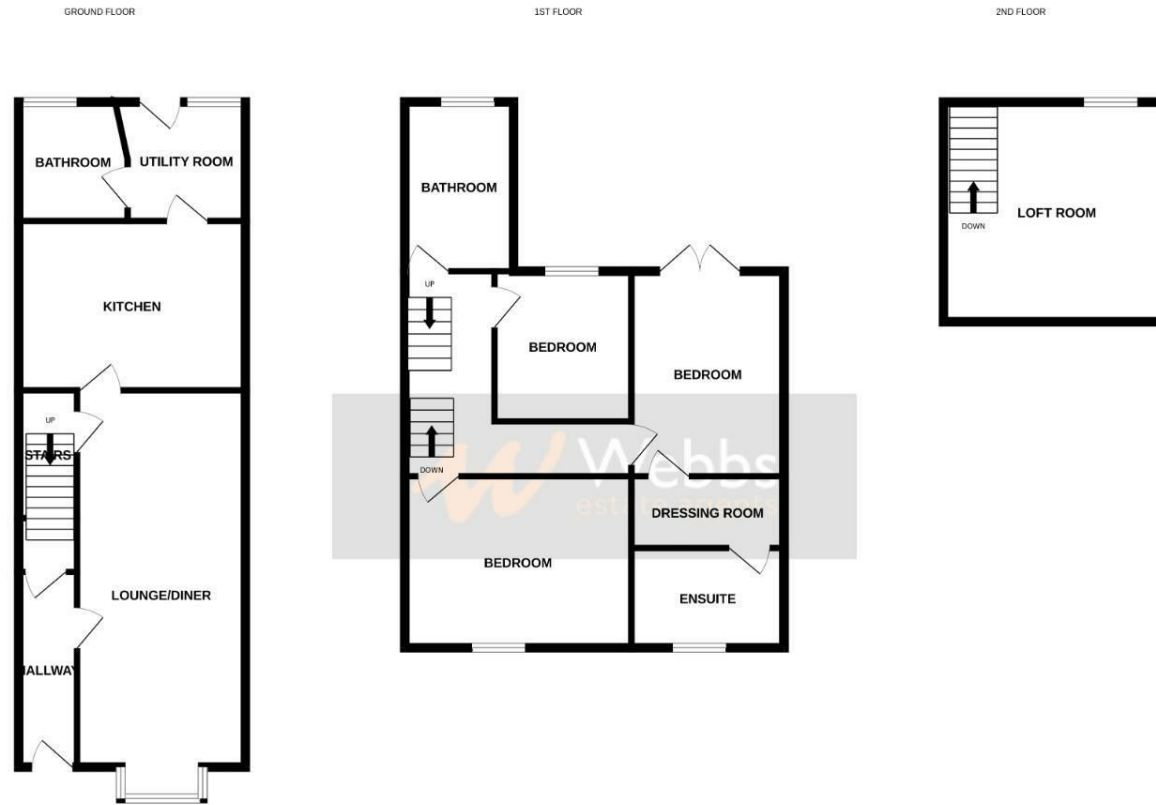
11'6" x 11'6" (3.53m x 3.53m)

### REAR GARDEN

### PRIVATE DRIVEWAY







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	
Rating	Score	Rating	Score
Very Average Efficiency - lower energy costs		Very Low Environmental Impact - lower CO <sub>2</sub> emissions	
<b>A</b>	92-100	<b>A</b>	10-20
<b>B</b>	81-91	<b>B</b>	21-30
<b>C</b>	69-80	<b>C</b>	31-40
<b>D</b>	55-68	<b>D</b>	41-50
<b>E</b>	39-54	<b>E</b>	51-60
<b>F</b>	21-38	<b>F</b>	61-70
<b>G</b>	1-20	<b>G</b>	71-80
Not energy efficient - higher energy costs		High environmental impact - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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