



Webbs

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**Lime Close | Great Wyrley, Walsall | WS6 6NG**

**Offers In Excess Of £365,000**

**Webbs**  
estate agents

## Summary

**\*\* WOW \*\* EXTENDED DETACHED FAMILY HOME \*\* SOUGHT AFTER VILLAGE LOCATION \*\* SHOWHOME STANDARD THROUGHOUT \*\* INTERNAL VIEWING IS ESSENTIAL \*\* SPACIOUS LOUNGE \*\* STUDY / SNUG \*\* STUNNING REFITTED KITCHEN \*\* DINING / FAMILY ROOM SHOWER ROOM \*\* THREE BEDROOMS \*\* REFITTED FAMILY BATHROOM \*\* LANDSCAPED REAR GARDEN \*\* DETACHED GYMNASIUM / HOME OFFICE \*\* GAS CENTRAL HEATING \*\* UPVC DOUBLE GLAZING \*\***

Webb's Estate Agents have pleasure in offering this VERY WELL PRESENTED extended detached family home, situated in a sought-after village location, being close to all local amenities and good schools. Having been refurbished to a very high standard by the current owners! Briefly comprising: through hallway, study/snug, spacious lounge with media wall, FABULOUS refitted kitchen with integrated appliances, dining/ family room and generous REFITTED shower room. On the first floor, the landing leads to three good-sized bedrooms and a REFITTED family bathroom. Externally there is a generous driveway providing ample off-road parking,, the remainder of the garage, a landscaped rear garden and a detached gymnasium/home office. Offering scope to extend further. VIEWING ADVISED !!

## Key Features

## Rooms and Dimensions

**AWAITING VENDOR APPROVAL**

**THROUGH HALLWAY**

**STUDY**

13'1" x 7'8" (3.99m x 2.35m)

**LOUNGE**

10'5" x 14'4" (3.18m x 4.38m)

**L SHAPED KITCHEN**

15'8" max x 14'8" max (4.78m max x 4.48m max)

**DINING ROOM**

14'10" x 12'10" (4.54m x 3.93m)

**SHOWER ROOM**

10'7" x 6'9" (3.24m x 2.08m)

**LANDING**

**BEDROOM ONE**

11'11" x 10'9" (3.64m x 3.29m)

**BEDROOM TWO**

11'5" x 10'3" (3.49m x 3.13m)

**BEDROOM THREE**

8'2" x 7'1" (2.49m x 2.16m)

**FAMILY BATHROOM**

6'11" x 5'10" (2.12m x 1.78m)

**LANDSCAPED REAR GARDEN**

**DETACHED GYM / HOME OFFICE**

14'11" x 8'5" (4.55m x 2.59m)

**PRIVATE DRIVEWAY**

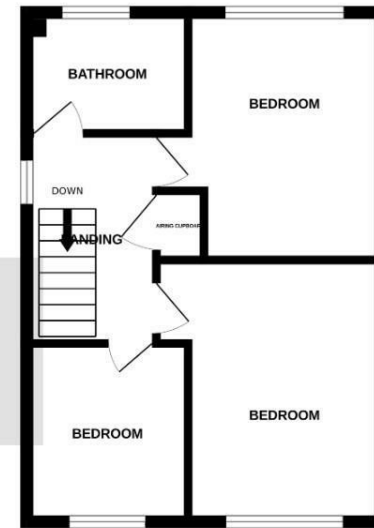
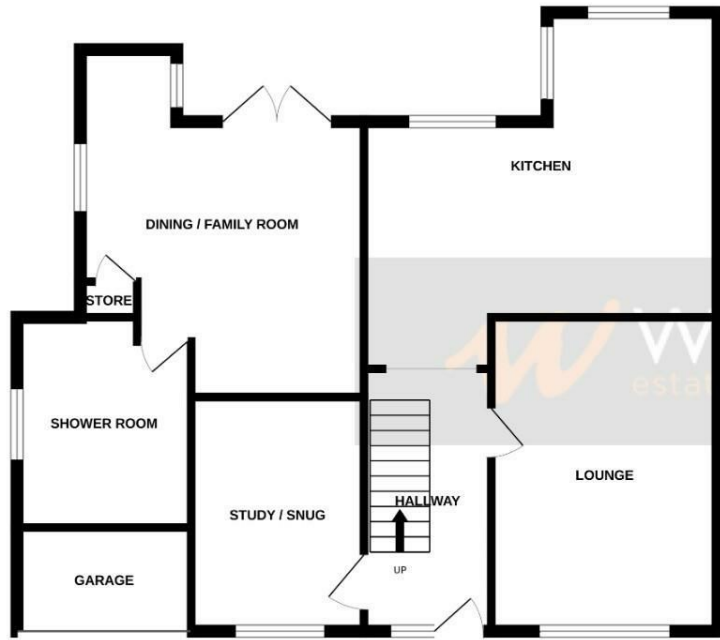
**REMAINDER OF GARAGE**





GROUND FLOOR

1ST FLOOR



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: <b>A</b> 100-120 kWh/m <sup>2</sup>	Energy Efficiency: <b>B</b> 80-100 kWh/m <sup>2</sup>	Environmental Impact: <b>B</b> 100-120 g/m <sup>2</sup>	Environmental Impact: <b>A</b> 80-100 g/m <sup>2</sup>
67	80		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	