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## Summary

**\*\* NO CHAIN\*\* SHOW HOME STANDARD \*\* EXTENDED DETACHED HOME \*\* ENVIABLE CORNER PLOT \*\* FOUR BEDROOMS \*\* EN-SUITE TO MASTER \*\* STUNNING FAMILY ROOM \*\* GROUND FLOOR SHOWER ROOM AND UTILITY AREA \*\* MODERN REFITTED BREAKFAST KITCHEN \*\* SEMI RURAL LOCATION \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* VIEWING STRONGLY ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a SIMPLY STUNNING EXTENDED HOME, offering easy access to local shops and amenities, excellent schools and transport links. In brief consisting of the entrance hallway, a stunning refitted modern breakfast kitchen with integrated appliances, a spacious lounge with opening into the stunning family room overlooking the rear garden, ground floor shower room and utility area, the office completes the ground floor accommodation.

To the first floor there are four generous bedrooms, modern family bathroom and en-suite shower room to the master bedroom, externally the property sits on a corner plot providing side and rear gardens with ample off road parking.

VIEWING IS THE ONLY WAY TO FULLY APPRECIATE THE SIZE, STANDARD AND LOCATION OF THE PROPERTY ON OFFER.

## Key Features

- SHOW HOME STANDARD
- FOUR BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- LARGE FAMILY ROOM
- REFITTED EN-SUITE TO MASTER BEDROOM
- EXTENDED DETACHED HOME
- LARGE LIVING SPACE
- STUNNING REFITTED BREAKFAST KITCHEN
- GROUND FLOOR SHOWER ROOM
- NO CHAIN

## Rooms and Dimensions

### Entrance Hallway

### Kitchen

14'4" x 12'5" (4.38m x 3.81m)

### Lounge

15'10" x 10'2" (4.84m x 3.10m)

### Family Room

16'1" x 9'7" (4.92m x 2.94m)

### Utility Room

15'7" max x 7'4" (4.76m max x 2.24m)

### Shower Room

4'4" x 7'4" (1.33m x 2.24m)

### Office

12'9" x 7'4" (3.89m x 2.24m)

### Garage

### FIRST FLOOR

### Hallway

### Bedroom One

12'5" x 12'6" (3.79m x 3.83m)

### En-Suite

### Bedroom Two

15'5" x 8'1" (4.72m x 2.48m)

### Bedroom Three

10'8" x 9'1" (3.27m x 2.78m)

### Bedroom Four

9'3" x 7'11" (2.84m x 2.42m)

### Bathroom

### Rear and Side Garden

### Front 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	
Current	Potential	Current	Potential
<p>Key Average Energy Use - lower energy costs</p> <p>100-150 kWh/m<sup>2</sup>/year <b>A</b></p> <p>150-200 kWh/m<sup>2</sup>/year <b>B</b></p> <p>200-250 kWh/m<sup>2</sup>/year <b>C</b></p> <p>250-300 kWh/m<sup>2</sup>/year <b>D</b></p> <p>300-350 kWh/m<sup>2</sup>/year <b>E</b></p> <p>350-400 kWh/m<sup>2</sup>/year <b>F</b></p> <p>400-450 kWh/m<sup>2</sup>/year <b>G</b></p>	<p>74</p>	<p>Key Annual CO<sub>2</sub> Emissions - lower CO<sub>2</sub> emissions</p> <p>10-20 tCO<sub>2</sub>/year <b>A</b></p> <p>20-30 tCO<sub>2</sub>/year <b>B</b></p> <p>30-40 tCO<sub>2</sub>/year <b>C</b></p> <p>40-50 tCO<sub>2</sub>/year <b>D</b></p> <p>50-60 tCO<sub>2</sub>/year <b>E</b></p> <p>60-70 tCO<sub>2</sub>/year <b>F</b></p> <p>70-80 tCO<sub>2</sub>/year <b>G</b></p>	<p>83</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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