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Offers Around £360,000

 Webbs
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Summary

** EXTENDED AND DETACHED HOME ** STUNNING OAK KITCHEN DINER ** CORNER PLOT ** LARGE LOUNGE WITH FEATURE FIRE PLACE ** LARGE SECOND RECEPTION ROOM ** GUEST WC ** FOUR GENEROUS BEDROOMS ** REFITTED EN-SUITE AND FAMILY BATHROOM ** VILLAGE LOCATION ** EXCELLENT TRANSPORT LINKS ** VIEWING STRONGLY ADVISED **

Webbs Estate Agents are pleased to offer for sale a STUNNING, EXTENDED FAMILY HOME, sitting on a corner plot in the Village of Coven, offering excellent schools, local shops and major transport links.

In brief consisting of an entrance hallway, the property has two large reception rooms, a stunning oak kitchen diner with French doors to the enclosed rear garden, a guest WC completes the ground floor accommodation.

To the first floor there are four generous bedrooms, a refitted family bathroom and an en-suite shower room, externally the property has been landscaped and offers ample parking via gated access, the rear garden has a patio seating area and lawn. VIEWING IS THE ONLY WAY TO FULLY APPRECIATE THE PROPERTY ON OFFER.

Key Features

- VILLAGE LOCATION
- FOUR GENEROUS BEDROOMS
- CORNER PLOT
- TWO LARGE RECEPTION ROOMS
- LANDSCAPED GARDEN AND AMPLE PARKING
- EXTENDED FAMILY HOME
- REFITTED EN-SUITE AND FAMILY BATHROOM
- STUNNING OAK KITCHEN DINER
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- VIEWING STRONGLY ADVISED

Rooms and Dimensions

ENTRANCE HALLWAY

LARGE LOUNGE WITH FEATURE FIRE PLACE

24'11" x 15'1" max (7.62 x 4.60 max)

STUNNING KITCHEN DINER

23'5" x 6'11" (7.14 x 2.13)

SECOND RECEPTION ROOM/DINING ROOM

20'6" x 7'4" (6.25 x 2.24)

GUEST WC

LANDING

BEDROOM ONE

18'0" x 7'4" (5.51 x 2.24)

REFITTED EN-SUITE

BEDROOM TWO

12'2" x 7'4" (3.71 x 2.24)

BEDROOM THREE

10'4" x 8'9" (3.15 x 2.67)

BEDROOM FOUR

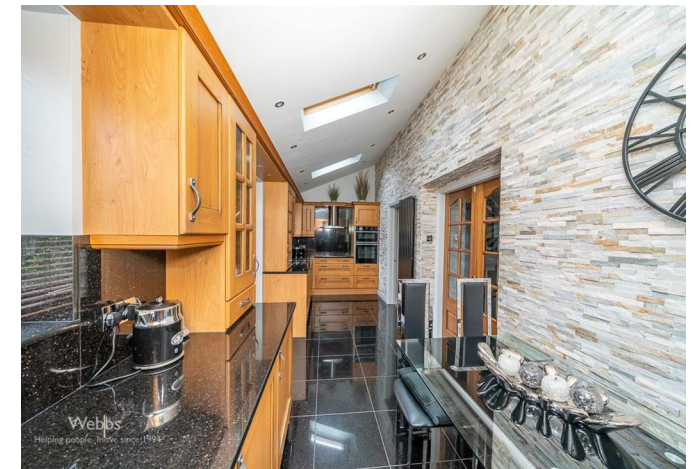
8'11" x 7'10" (2.74 x 2.39)

REFITTED FAMILY BATHROOM

ENCLOSED REAR GARDEN

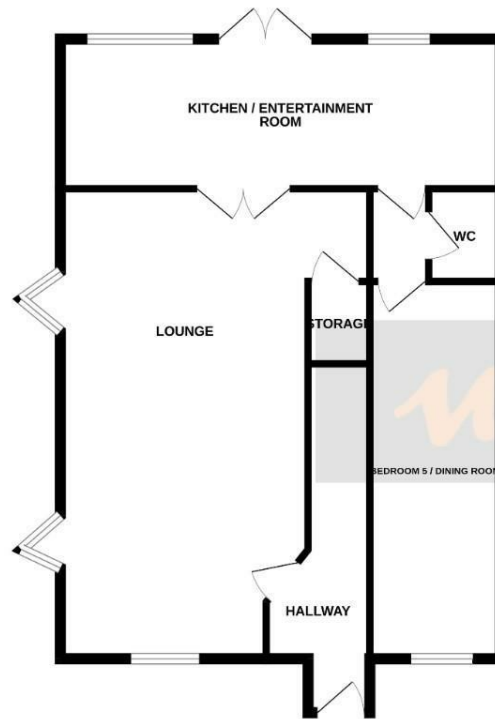
GATED ACCESS TO FRONT AND SIDE DRIVEWAY

Identification checks - C

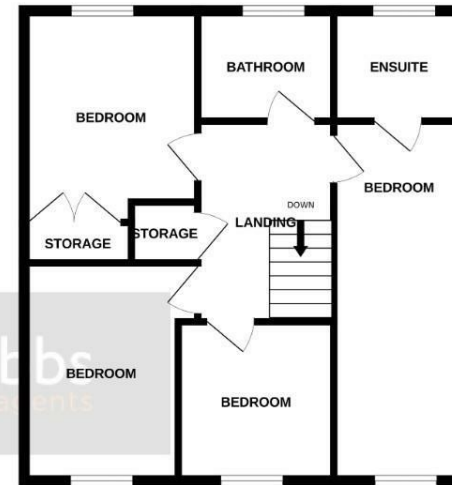




GROUND FLOOR



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 ₂) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs 100-120 kWh/m ² /year A	72 81	Best environmental impact - lower CO ₂ emissions 100-120 g/m ² /year A	100-120 g/m ² /year A
120-135 kWh/m ² /year B		120-135 g/m ² /year B	
135-150 kWh/m ² /year C		135-150 g/m ² /year C	
150-170 kWh/m ² /year D		150-170 g/m ² /year D	
170-190 kWh/m ² /year E		170-190 g/m ² /year E	
190-215 kWh/m ² /year F		190-215 g/m ² /year F	
215-250 kWh/m ² /year G		215-250 g/m ² /year G	
250+ kWh/m ² /year G		250+ g/m ² /year G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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