



**Bentons Lane | Great Wryley, Walsall | WS6 6EF**  
**Offers In The Region Of £325,000**





## Summary

**\*\* LARGE MODERN FAMILY HOME \*\* THREE GENEROUS BEDROOMS \*\* ENVIABLE SIZED PLOT \*\* MODERN KITCHEN AND UTILITY ROOM \*\* EXCELLENT SCHOOL CATCHMENTS \*\* AMPLE OFF ROAD PARKING \*\* TRANSPORT LINKS VIA ROAD AND RAIL \*\* MODERN BATHROOM AND GUEST WC \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a well presented and improved home sitting on a great sized plot and offering ample living space, excellent schools and transport links, local shops and amenities, room for extension subject to planning making this a superb purchase.

In brief consisting of a large entrance hallway with stairs to the first floor and opening to a large lounge diner, modern kitchen, side hallway leading to a utility room and separate guest WC.

To the first floor there are three generous bedrooms and modern bathroom, externally the property has ample off road parking via front driveway, the mature enclosed rear garden is mainly laid with display borders and side access to the front of the property.

EARLY VIEWING STRONGLY ADVISED TO AVOID DISAPOINTMENT

## Key Features

- REFURBISHED DETACHED HOME
- VERY WELL PRESENTED
- FAMILY BATHROOM
- KITCHEN & UTILITY ROOM
- PRIVATE DRIVEWAY
- POPULAR LOCATION
- THREE BEDROOMS
- SPACIOUS LOUNGE DINER
- GEENROUS GARDENS
- VIEWING ADVISED

## Rooms and Dimensions

### Entrance Hallway

### Guest Wc

6'6 x 2'7 (1.98m x 0.79m)

### Utility Room

6'10 x 13'3 (2.08m x 4.04m)

### Kitchen

11'10 x 6'10 (3.61m x 2.08m)

### Living Room

25'7 x 10'9 (7.80m x 3.28m)

### Landing

### Bedroom One

11'10 x 10'9 (3.61m x 3.28m)

### Bedroom Two

11'7 x 10'8 (3.53m x 3.25m)

### Bedroom Three

10'3 x 6'10 (3.12m x 2.08m)

### Bathroom

5'11 x 6'9 (1.80m x 2.06m)

### Driveway

### Rear Garden

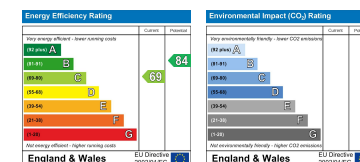
### Identification checks - C







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.



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