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Pennine Way | Willenhall | WV12 4DS

Asking Price £260,000

 **Webbs**
estate agents

Summary

** NO ONWARD CHAIN ** VERY WELL MAINTAINED ** QUIET LOCATION CLOSE TO SCHOOL ** CLOSE TO AMENITIES ** SEMI DETACHED ** THREE WELL SIZED BEDROOMS ** MASTER WITH EN SUITE ** OPEN PLAN KITCHEN / DINING ROOM ** LIVING ROOM ** ENTRANCE HALL ** WC ** FAMILY BATHROOM ** PARKING ** UPVC DG & GCH ** CALL NOW FOR EARLY VIEWING **

Webbs Estate Agents are delighted to offer for sale, with NO ONWARD CHAIN, this well-maintained family home standard in a very quiet, popular residential area. This three-bedroom semi-detached house offers spacious and versatile living. The ground floor features a bright and welcoming hallway, open open-plan kitchen/diner, a bright living room, and a WC. Upstairs, there are three well-proportioned bedrooms with the master having an en suite shower room and a modern family bathroom. There is a private enclosed rear garden and a lawned frontage. This well-presented home combines comfort, charm, and convenience in a highly desirable location. Call Webbs to secure your viewing today!!!!

Key Features

- NO ONWARD CHAIN
- ENTRANCE HALLWAY
- CONSERVATORY
- BREAKFAST KITCHEN
- FAMILY BATHROOM
- SEMI DETACHED HOME
- LIVING ROOM
- GUEST WC
- 3 BEDROOMS, EN SUITE TO MASTER
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE HALL

LIVING ROOM

9'3" x 17'1" (2.84 x 5.23)

CONSERVATORY

11'2" x 15'8" max (3.41 x 4.8 max)

BREAKFAST KITCHEN

11'4" x 17'1" (3.47 x 5.21)

FIRST FLOOR LANDING

MASTER BEDROOM

8'10" x 10'2" (2.71 x 3.11)

EN SUITE SHOWER ROOM

BEDROOM TWO

9'1" x 9'3" (2.79 x 2.84)

BEDROOM THREE

6'7" x 7'11" (2.01 x 2.43)

FAMILY BATHROOM

5'6" x 7'6" (1.69 x 2.29)

OUTSIDE

Identification Checks B





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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	
Score	Band	Score	Band
100-120	A	100-120	A
80-100	B	80-100	B
60-80	C	60-80	C
40-60	D	40-60	D
20-40	E	20-40	E
10-20	F	10-20	F
1-10	G	1-10	G

Energy Efficiency Rating: 58 (Band E)

Environmental Impact (CO₂) Rating: 67 (Band C)

England & Wales EU Directive 2002/91/EC