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**Thistledown Drive | Wolverhampton | WV10 7SX**  
Offers In The Region Of £369,995

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estate agents

## Summary

Modern Detached Family Home in a Sought-After Cul-de-Sac

This well-presented, modern detached home is ideally located in a popular cul-de-sac in Featherstone, offering spacious and versatile living for families.

The property features an entrance hall leading to a comfortable lounge and a stylish open-plan kitchen diner, designed for both everyday living and entertaining. A separate utility room and ground floor WC add practicality.

Upstairs, there are four generously sized bedrooms, including a master with en-suite, alongside a family bathroom.

Externally, the home benefits from attractive front and rear gardens, off-road parking, and an integral garage.

Situated in a desirable residential area of Featherstone, the property is well placed for local amenities, schools, and transport links. Nearby towns such as Cannock and Wednesfield offer a wider range of shopping and leisure facilities, including Bentley Bridge Retail Park. Excellent access to the M54 and M6 makes this an ideal location for commuters, with Wolverhampton and Telford also within easy reach.

## Key Features

- WELL PRESENTED DETACHED HOME
- EN-SUITE TO MASTER
- ENCLOSED REAR GARDEN
- SPACIOUS LOUNGE
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- FOUR BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- OPEN PLAN KITCHEN DINER
- SOUGHT AFTER LOCATION
- VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE

### SPACIOUS LOUNGE

16'0" x 13'5" max (4.88 x 4.11 max )

### OPEN PLAN KITCHEN DINER

21'3" x 10'2" (6.48 x 3.12)

### UTILITY ROOM

6'2" x 5'6" (1.9 x 1.7)

### GUEST WC

### LANDING

### BEDROOM ONE

12'11" x 11'1" (3.96 x 3.38)

### EN-SUITE SHOWER ROOM

### BEDROOM TWO

10'9" x 8'2" (3.28 x 2.51)

### BEDROOM THREE

9'10" x 8'2" (3.00 x 2.51)

### BEDROOM FOUR

8'3" x 8'2" (2.54 x 2.51)

### FAMILY BATHROOM

### ENCLOSED REAR GARDEN

### GARAGE AND DRIVEWAY

15'11" x 8'0" (4.87 x 2.45)

### IDENTIFICATION CHECKS - C





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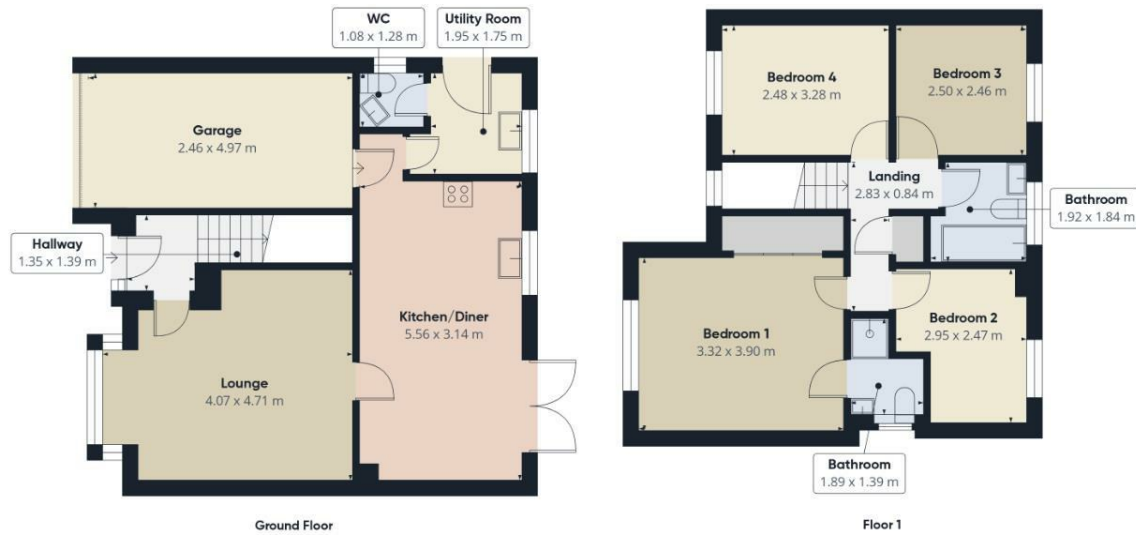
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Approximate total area<sup>(1)</sup>  
102.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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	
Score	Band	Score	Band
105-120	A	105-120	A
80-105	B	80-105	B
65-80	C	65-80	C
50-65	D	50-65	D
35-50	E	35-50	E
20-35	F	20-35	F
1-20	G	1-20	G

Energy Efficiency Rating: 83 (Band B)   
 Environmental Impact (CO<sub>2</sub>) Rating: 83 (Band B)

England & Wales EU Directive 2002/91/EC   
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