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Genge Avenue | Wolverhampton | WV4 6SL

Offers In The Region Of £295,000

 **Webbs**
estate agents

Summary

**** STUNNING NEW BUILD SEMI DETACHED HOUSE ** PRIVATE AND EXCLUSIVE GATED DEVELOPMENT ** THREE BEDROOMS ** LIVING ROOM ** MODERN BATHROOM, EN SUITE AND DRESSING ROOM ** IMPRESSIVE OPEN PLAN KITCHEN DINING ROOM ** TWO CAR PARKING SPACES ** PRIVATE GARDEN ** EV CHARGING POINT ** AIR SOURCE HEATING ****

Webbs Estate Agents Welcomes you to Genge Avenue, Wolverhampton - a beautifully newly built three bedroom semi-detached home that combines modern luxury with spacious family living.

As you arrive at the private gated development you are welcomed by a large gated tarmacadam driveway providing ample parking spaces for each property. Step inside through the entrance porch into a welcoming hallway that leads you to the heart of the home. The ground floor accommodation comprises of a living room, the open-plan kitchen and dining area is truly a showstopper, bathroom and bedroom three.

Upstairs, you'll find two generous bedrooms, each thoughtfully designed with space and comfort in mind. The main bedroom has a dressing room area and en suite.

Key Features

- IMPRESSIVE HIGH SPECIFICATION NEW BUILD MODERN SEMI DETACHED HOUSE
- MODERN BATHROOM AND EN SUITE
- STUNNING OPEN PLAN MODERN KITCHEN AND DINING ROOM
- REAR GARDEN
- EASY ACCESS TO LOCAL AMENITIES, SHOPS, TRANSPORT LINKS AND SCHOOLS
- THREE GOOD SIZED BEDROOMS(MASTER WITH DRESSING ROOM)
- SPACIOUS MAIN LIVING ROOM
- TWO CAR PARKING BAYS AND EV CHARGING POINT **
- PRIVATE GATED DEVELOPMENT IN CUL DE SAC POSITION
- AIR SOURCE HEATING

Rooms and Dimensions

Entrance Porch

Reception hall

Living room

17'4" x 11'5" (5.30m x 3.50m)

Kitchen dining room

13'4" x 11'4" (4.07m x 3.46m)

Bedroom three

14'2" x 8'1" (4.34m x 2.48m)

Bathroom

8'0" x 7'0" (2.45m x 2.15m)

First floor landing

Bedroom one(inc dressing area)

23'3" x 11'6" (7.11m x 3.51m)

Dressing area

En suite

Bedroom two

18'9" x 7'3" (5.72m x 2.22m)

Rear garden

Two car parking bays

Identification Checks B







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 |
| Energy Efficiency Rating: 83 Energy Efficiency Rating Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20) | | Environmental Impact (CO ₂) Rating: G Environmental Impact (CO ₂) Rating Legend: A (10-35), B (36-45), C (46-55), D (56-65), E (66-75), F (76-85), G (86-95) | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |