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Woodcock Gardens | Wolverhampton | WV10 7TQ

Offers In The Region Of £299,950

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estate agents

Summary

**** WELL PRESENTED AND SPACIOUS HOME ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** CONSERVATORY ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** MODERN KITCHEN ** GUEST WC ** ENCLOSED REAR GARDEN ** VIEWING ADVISED ****

Webbs Estate Agents are pleased to offer for sale a well-presented and spacious semi-detached home, ideally located within easy reach of excellent schools, transport links, local shops, and amenities.

In brief, the accommodation comprises an entrance hall, with the former garage having been converted into a sitting room/second reception room. The living room features a stylish media wall and provides access to the dining room, conservatory, and modern refitted kitchen. A guest WC completes the ground floor accommodation.

To the first floor, there are three bedrooms and a modern family bathroom. Externally, the property benefits from an enclosed rear garden, while ample off-road parking is provided by the front driveway.

Early viewing is highly recommended to fully appreciate the size and standard of accommodation on offer.

Key Features

- MODERN WELL PRESENTED HOME
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- ENCLOSED REAR GARDEN
- SPACIOUS LOUNGE WITH MEDIA WALL
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- CONSERVATORY
- MODERN KITCHEN AND BATHROOM
- DINING ROOM AND SECOND SITTING ROOM
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE

SECOND SITTING ROOM

12'4" x 6'11" (3.76 x 2.12)

LOUNGE

14'3" x 10'8" (4.36 x 3.27)

DINING ROOM

9'1" x 7'6" (2.77 x 2.30)

CONSERVATORY

9'3" x 8'4" (2.83 x 2.55)

MODERN KITCHEN

16'8" x 8'10" (5.09 x 2.70)

GUEST WC

LANDING

BEDROOM ONE

11'1" x 9'10" (3.38 x 3.00)

BEDROOM TWO

9'11" x 8'11" (3.04 x 2.73)

BEDROOM THREE

8'4" x 8'0" (2.55 x 2.44)

FAMILY BATHROOM

7'7" x 5'6" (2.33 x 1.70)

ENCLOSED REAR GARDEN

FRONT GARDEN AND DRIVEWAY

IDENTIFICATION CHECKS - C





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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
81	A	10	B
75	B	15	C
69	C	20	D
63	D	25	E
57	E	30	F
51	F	35	G
45	G	40	

EU Directive 2002/91/EC

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