



Webbs

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**Pennine Way | Willenhall | WV12 4DS**  
**Asking Price £270,000**

**W** 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







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	
		Current	Forecast
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions		
Band A	Band A		
Band B	Band B		
Band C	Band C		
Band D	Band D		
Band E	Band E		
Band F	Band F		
Band G	Band G		
All energy efficient - lower running costs	All energy efficient - lower CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	