



Yorkshire Grove | Bloxwich, Walsall | WS2 7BS
Offers In Excess Of £250,000

W Webbs
estate agents

Summary

** STUNNING SEMI DETACHED HOME ** THREE STOREY ** 1 YEARS NHBC WARRANTY REMAINING ** VERY WELL PRESENTED ** POPULAR LOCATION ** INTERNAL VIEWING IS ESSENTIAL ** FOUR BEDROOMS ** ENSUITE SHOWER ROOM ** FAMILY BATHROOM ** GENEROUS LOUNGE DINER ** MODERN BREAKFAST KITCHEN ** GUEST WC ** PRIVATE DRIVEWAY ** FRONT & REAR GARDENS ** UPVC DOUBLE GLAZED ** GAS CENTRAL HEATING **

Webbs Estate Agents have pleasure in offering this VERY WELL PRESENTED semi-detached three-storey modern home, situated in a popular location, being close to all local amenities, shops, and schools. Briefly comprising: through hallway, guest WC, breakfast kitchen with integrated appliances, and a spacious lounge diner with patio doors to the rear garden. To the first floor, the landing leads to a family bathroom and three good-sized bedrooms with stairs to the second floor leading to the master suite comprising: a generous bedroom and ensuite shower room.

Key Features

- MODERN SEMI DETACHED HOME
- INTERNAL VIEWING IS ESSENTIAL
- FOUR GOOD SIZED BEDROOMS
- BREAKFAST KITCHEN
- FRONT & REAR GARDENS
- POPULAR ESTATE LOCATION
- REMAINDER OF BUILDERS WARRANTY
- FAMILY BATHROOM & ENSUITE
- LOUNGE DINER, GUEST WC
- PRIVATE DRIVEWAY

Rooms and Dimensions

THROUGH HALLWAY

GUEST WC

BREAKFAST KITCHEN

11'1" x 10'9" (3.4m x 3.3m)

SPACIOUS LOUNGE DINER

16'0" x 13'9" (4.9m x 4.2m)

FIRST FLOOR LANDING

BEDROOM TWO

11'1" x 9'10" (3.4m x 3m)

BEDROOM THREE

10'9" x 9'6" (3.3m x 2.9m)

BEDROOM FOUR

11'1" x 5'10" (3.4m x 1.8m)

FAMILY BATHROOM

SECOND FLOOR

MASTER BEDROOM

21'7" x 12'9" (6.6m x 3.9m)

ENSUITE SHOWER ROOM

FRONT & REAR GARDENS

PRIVATE DRIVEWAY

COAL MINING

CONNECTIVITY:

PARKING

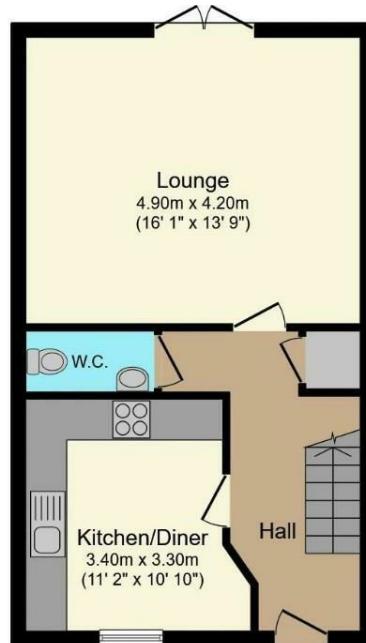
PROPERTY TYPE & CONSTRUCTION

ROOMS

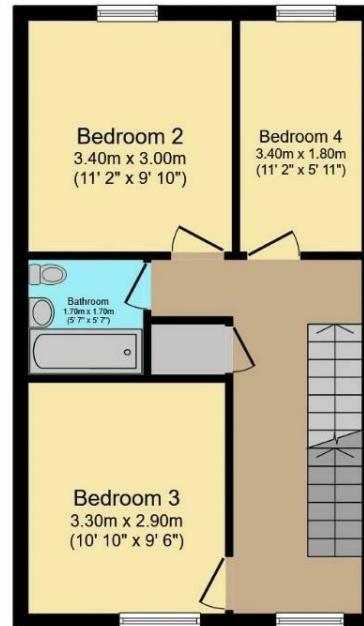
UTILITIES







Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

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	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Band A	B	Band A	B
Band B	C	Band B	C
Band C	D	Band C	D
Band D	E	Band D	E
Band E	F	Band E	F
Band F	G	Band F	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	