



Webbs  
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**Sherringham Drive | Wolverhampton | WV11 2EB**  
**£270,000**

**W** Webbs  
estate agents

## Summary

\*\* NO ONWARD CHAIN \*\* DETACHED PROPERTY \*\* VERY POPULAR RESIDENTIAL LOCATION \*\* LIVING \*\* DINING ROOM \*\* CONSERVATORY \*\* KITCHEN \*\* GUEST WC \*\* THREE BEDROOMS \*\* FAMILY BATHROOM \*\* GARAGE \*\* CORNER PLOT \*\* GARDENS \*\* EARLY VIEWING ESSENTIAL \*\*

Webbs Estate Agents have pleasure in offering for sale this 3 bedroom detached family home located in the corner of a popular residential development in Essington. Being close to amenities, schools, shops and commuter links. Briefly comprising: lobby, WC, living room, dining room, conservatory and a kitchen. To the first floor, the landing leads to three bedrooms and a family bathroom. Externally there is ample driveway parking, a garage and an enclosed rear garden. EARLY VIEWING IS ADVISED!.

## Key Features

- NO ONWARD CHAIN
- 3 BEDROOMS
- LIVING ROOM
- DINING ROOM
- PARKING, GARAGE & GARDENS
- DETACHED FAMILY HOME
- CUL DE SAC LOCATION
- WC, CONSERVATORY
- KITCHEN, FAMILY BATHROOM
- CALL FOR AN EARLY VIEWING

## Rooms and Dimensions

### ENTRANCE LOBBY

### WC

### LIVING ROOM

15'2" x 13'2" (4.63 x 4.02)

### DINING ROOM

10'9" x 8'1" (3.28 x 2.47)

### CONSERVATORY

8'10" x 8'0" (2.7 x 2.45)

### KITCHEN

7'10" x 11'1" (2.39 x 3.38)

### FIRST FLOOR LANDING

### BEDROOM ONE

9'1" x 12'5" (2.79 x 3.8)

### BEDROOM TWO

9'5" x 11'0" (2.89 x 3.36)

### BEDROOM THREE

8'0" x 6'6" (2.44 x 1.99)

### FAMILY BATHROOM

5'10" x 5'4" (1.8 x 1.64)

### OUTSIDE

### Identification Checks







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

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