



Darlaston Lane | Bilston | WV14 7BW

Offers Over £290,000

 **Webbs**  
estate agents

## Summary

**\*\*3/4 BEDROOM DETACHED HOME\*\* EXTENDED TO THE REAR\*\* TWO RECEPTION ROOMS\*\* FITTED KITCHEN\*\* UTILITY/STORE ROOM\*\* CONSERVATORY TO THE REAR\*\* LANDSCAPED REAR GARDEN\*\* FITTED BATHROOM\*\* THREE BEDROOMS\*\* POPULAR LOCATION\*\* VIEWING IS ESSENTIAL\*\* STORE ROOM/WORKSHOP TO THE REAR\*\***

Webbs Estate Agents are pleased to bring to market this extended and improved three/four bedroom detached home, located with ease in mind being close to all local amenities including shops, schools and transport links providing links to Birmingham City Centre, Wolverhampton and Bilston alongside sitting within a catchment area for local schools.

In brief this home comprises of: large private driveway, entrance hall, bedroom four to the front, lounge and separate lounge diner, fitted kitchen and utility/store room and completing the ground floor is the conservatory with an outlook onto the rear garden.

On the first floor there are three generous bedrooms and family bathroom.

To the rear there is a private and enclosed rear garden with a paved patio area, artificial lawn, laid to lawn area and detached store room/workshop.

Call Webbs on 01922 663399 to secure your viewing today!!!

## Key Features

- THREE/ FOUR BEDROOM DETACHED HOME
- ADDITIONAL CONSERVATORY TO THE REAR
- DOWNSTAIRS BEDROOM
- LANDSCAPED REAR GARDEN
- POPULAR LOCATION
- TWO RECEPTION ROOMS
- EXTENDED TO THE SIDE AND REAR
- UTILITY/STORE ROOM
- FITTED KITCHEN AND BATHROOM
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING!!!!

## Rooms and Dimensions

### Entrance Hall

### Lounge

13'8" x 13'3" (4.17m x 4.06m)

### Dining Room

10'5" x 16'4" (3.20m x 4.98m)

### Kitchen

17'5" x 6'9" (5.31m x 2.06m)

### Utility/Store Room

### Conservatory

7'1" x 16'11" (2.16m x 5.18m)

### Bedroom Four

9'0" x 7'0" (2.748m x 2.136m)

### First Floor Landing

### Bedroom One

12'4" x 9'8" (3.78m x 2.95m)

### Bedroom Two

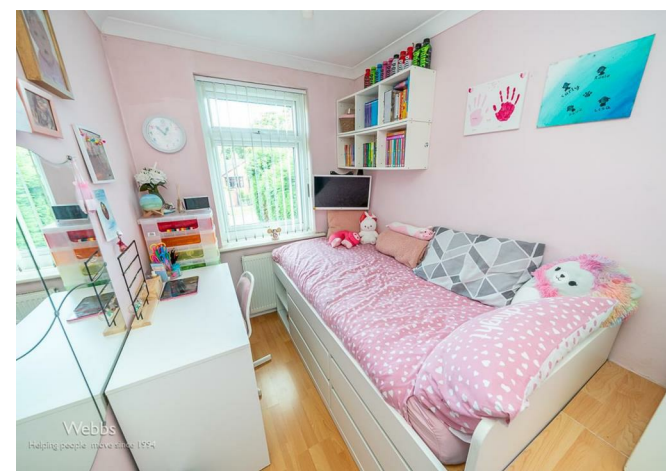
12'0" x 9'8" (3.66m x 2.95m)

### Bedroom Three

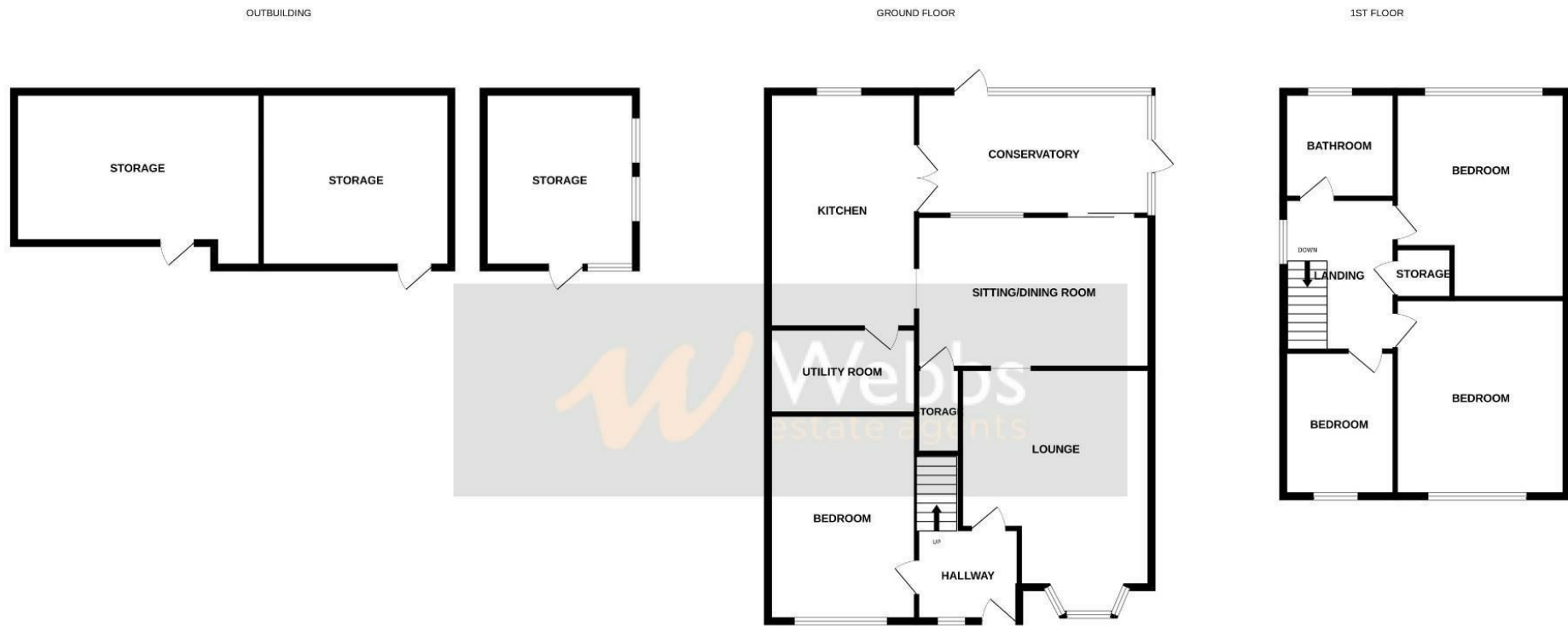
6'3" x 9'4" (1.93m x 2.87m)

### Shower Room

### Identification Checks







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2024

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	Potential	Current	Potential
79	79	67	79
<p>Energy Efficiency Rating: 79 (Current and Potential)</p> <p>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)</p>		<p>Environmental Impact (CO<sub>2</sub>) Rating: 67 (Current) / 79 (Potential)</p> <p>Environmental Impact (CO<sub>2</sub>) Rating Legend: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70)</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	

212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: [bloxwich@webbestateagents.co.uk](mailto:bloxwich@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

