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Church Crescent | Wolverhampton | WV11 2BP

Offers In The Region Of £229,950



Summary

**** EXTENDED THREE BEDROOM HOME ** LARGE KITCHEN, DINING AND FAMILY SPACE ** LOUNGE AND SEPERATE DINING ROOM ** PARKING VIA GARAGE AND DRIVEWAY AT THE REAR ** MATURE FRONT GARDEN ** SOUGHT AFTER LOCATION ** VIEWING ADVISED ****

Webbs Estate Agents are delighted to present this spacious and well-appointed family home, situated in the highly sought-after village of Essington. Ideally located close to excellent local schools, transport links, and within easy reach of Wolverhampton and surrounding towns, this property offers both comfort and convenience.

The accommodation briefly comprises a welcoming garden room leading into an impressive open-plan kitchen, dining, and family area, complete with a charming log-burning fire. The generous lounge features patio doors opening into the dining room, which is currently utilised as a music room, creating a versatile and flowing living space.

To the first floor, the property offers three bedrooms, with bedroom three benefiting from fitted wardrobes and currently being used as a dressing room. A modern shower room completes the internal accommodation.

Externally, the property enjoys a mature and well-stocked front garden, while the rear garden has been designed for low maintenance and includes an additional garden room. There is also access to the rear garage and off-road parking.

Key Features

- SOUGHT AFTER VILLAGE LOCATION
- MODERN SHOWER ROOM
- PRIVATE FRONT GARDEN
- SPACIOUS LOUNGE
- EXCELLENT SCHOOLS
- THREE BEDROOMS
- GARAGE AND PARKING AT THE REAR
- LARGE KITCHEN AND FAMILY ROOM
- GARDEN ROOM
- VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE HALL

LARGE KITCHEN, DINING AND FAMILY ROOM+

24'4" x 11'2" (7.44 x 3.42)

SPACIOUS LOUNGE

17'8" x 11'9" (5.39 x 3.60)

DINING ROOM (MUSIC ROOM)

12'5" x 9'6" (3.79 x 2.91)

GARDEN ROOM

14'5" x 6'6" (4.40 x 1.99)

LANDING

BEDROOM ONE

11'10" x 9'4" (3.63 x 2.86)

BEDROOM TWO

11'8" x 8'5" (3.58 x 2.58)

BEDROOM THREE (currently used as a dressing room)

8'5" x 5'2" min measurement (2.57 x 1.59 min measurement)

SHOWER ROOM

MATURE FRONT GARDEN

LOW MAINTENANCE REAR GARDEN

REAR GARDEN ROOM

GARAGE AT THE REAR IN A BLOCK

IDENTIFICATION CHECKS - C







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
105-120	A	105-120	A
85-105	B	85-105	B
65-85	C	65-85	C
45-65	D	45-65	D
25-45	E	25-45	E
10-25	F	10-25	F
1-10	G	1-10	G

EU Directive 2002/91/EC