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Sneyd Lane | Wolverhampton | WV11 2DU

Asking Price £475,000

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estate agents

## Summary

**\*\*HEAVILY EXTENDED FIVE BEDROOM DETACHED\*\*****\*\*DESIRABLE LOCATION\*\*****\*\*CARPORT AND GARAGE\*\*****\*\*GENEROUS PLOT\*\*****\*\*MODERN FITTED KITCHEN\*\*****\*\*GUEST WC\*\*****\*\*UTILITY ROOM\*\*****\*\*BATHROOM AND SHOWER ROOM\*\*****\*\*NO CHAIN\*\*****\*\*VIEWING ESSENTIAL\*\***

Nestled in the highly sought-after area of Sneyd Lane, Essington, Wolverhampton, this impressive five-bedroom home is a true gem. Offered for sale with no onward chain, this property is perfect for families seeking space and comfort in a desirable location.

As you approach the house, you will be greeted by a large gravelled driveway, providing ample parking space, along with a convenient carport and garage. Upon entering, you will find a welcoming entrance hall that leads to a guest WC, ensuring convenience for both residents and visitors alike. The semi-open plan lounge and dining area create a warm and inviting atmosphere, ideal for entertaining or relaxing with family. The modern fitted kitchen, complete with a utility room, is both functional and stylish, catering to all your culinary needs.

Venturing to the first floor, you will discover five generously sized bedrooms, each offering plenty of natural light and space for personalisation. The modern fitted bathroom and an additional shower room provide ample facilities for the household, ensuring comfort and convenience.

## Key Features

- FIVE BEDROOM DETACHED
- CARPORT AND GARAGE
- GENEROUS PLOT
- DECEPTIVELY SPACIOUS
- VIEWING ESSENTIAL
- HEAVILY EXTENDED
- ENVIABLE LOCATION
- NO ONWARD CHAIN
- CLOSE TO ALL LOCAL AMENITIES
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!

## Rooms and Dimensions

### Entrance Hall

9'0" x 5'6" (2.75m x 1.70m)

### Guest WC

6'2" x 3'4" (1.90m x 1.03m)

### Lounge Diner

22'6" x 15'1" (6.88m x 4.60m)

### Kitchen

8'6" x 8'7" (2.60m x 2.63m)

### Utility Room

5'10" x 5'6" (1.78m x 1.68m)

### First Floor Landing

### Bedroom One

10'11" x 9'9" (3.33m x 2.99m)

### Bedroom Two

12'3" x 9'5" (3.75m x 2.89m)

### Bedroom Three

15'1" x 6'0" (4.61m x 1.84m)

### Bedroom Four

10'10" x 8'4" (3.32m x 2.56m)

### Bedroom Five

9'10" x 8'5" (3.02m x 2.59m)

### Family Bathroom

6'1" x 5'8" (1.87m x 1.73m)

### Shower Room

7'4" x 2'11" (2.25m x 0.89m)

### Garage

16'1" x 8'4" (4.91m x 2.55m)

### Identification Checks B





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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Score	Band	Score	Band
105-120	A	105-120	A
90-105	B	90-105	B
75-90	C	75-90	C
60-75	D	60-75	D
45-60	E	45-60	E
30-45	F	30-45	F
15-30	G	15-30	G

England & Wales EU Directive 2002/91/EC