



St. Annes Road | Willenhall | WV13 1DY

Offers In The Region Of £390,000

 **Webbs**
estate agents

Summary

****EXTENDED AND IMPROVED SIX BEDROOM HOME**TWO ENSUITE SHOWER ROOMS**OPEN PLAN LIVING KITCHEN DINER**DRIVE AND GARAGE**LANDSCAPED REAR GARDEN**POPULAR LOCATION**VIEWING ESSENTIAL****

Nestled on St. Annes Road in the charming town of Willenhall, this impressive semi-detached house, built between 2010 and 2019, presents an exceptional opportunity for families seeking a spacious and modern home. With six well-proportioned bedrooms, this property is designed to accommodate the needs of a growing family or those who enjoy hosting guests.

Upon entering, you are greeted by two inviting reception rooms, perfect for relaxation or entertaining. The heart of the home features an open-plan living kitchen diner, complete with a stylish media wall, creating a warm and welcoming atmosphere. A convenient guest WC adds to the practicality of the ground floor.

The first floor boasts four generous bedrooms, including one with an en suite shower room, ensuring comfort and privacy for family members. A family bathroom serves the remaining bedrooms, providing ample facilities for daily routines. Ascending to the second floor, you will find two additional bedrooms, one of which includes another en suite, while the other features a walk-in wardrobe, offering a touch of luxury.

Key Features

- EXTENDED SIX BEDROOM HOME
- TWO EN SUITES
- LANDSCAPED GARDEN
- STUNNING FAMILY HOME
- POPULAR LOCATION
- TWO RECEPTION ROOMS
- SIX GENEROUSLY SIZED BEDROOMS
- GARAGE AND DRIVE
- CLOSE TO ALL LOCAL AMENITIES
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!!

Rooms and Dimensions

Entrance Hall

Guest WC

6'11" x 3'1" (2.120m x 0.957m)

Lounge

19'4" x 11'0" (5.906m x 3.370m)

Sitting/ Dining Room

19'2" x 11'4" (5.861m x 3.469m)

Kitchen

11'4" x 8'4" (3.469m x 2.561m)

Garage

20'3" x 12'2" (6.184m x 3.720m)

Bedroom One

12'6" x 15'1" (3.816m x 4.599m)

En Suite

10'8" x 6'4" (3.260m x 1.937m)

Bedroom Two

12'8" x 9'8" (3.880m x 2.968m)

En Suite

6'11" x 4'7" (2.130m x 1.413m)

Bedroom Three

11'1" x 9'11" (3.384m x 3.034m)

Bedroom Four

7'3" x 9'0" (2.226m x 2.751m)

Bedroom Five

9'0" x 7'6" (2.747m x 2.295m)

Bedroom Six

11'7" x 12'11" (3.549m x 3.944m)

Walk In Wardrobe

7'0" x 6'5" (2.157m x 1.971m)

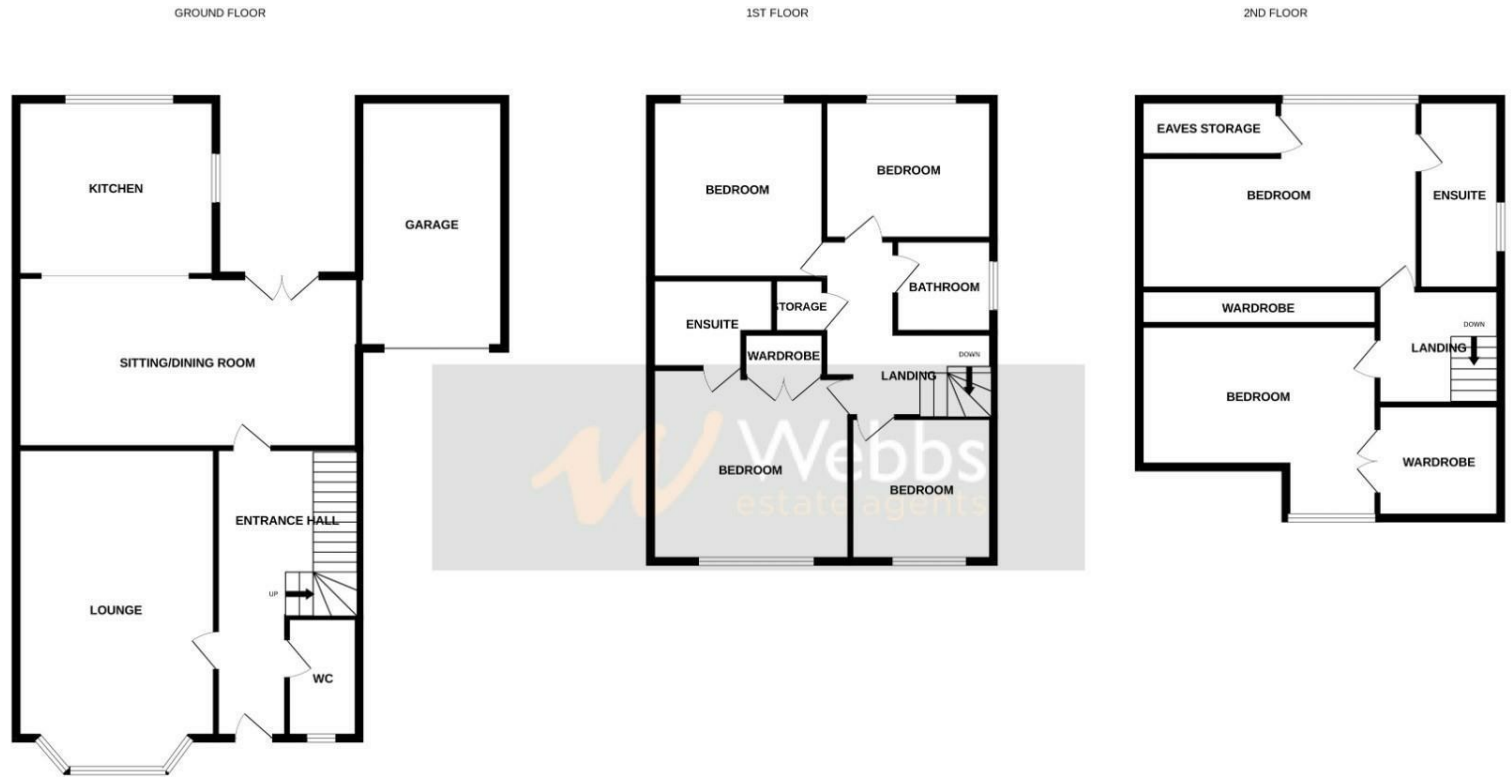
Family Bathroom

7'4" x 5'5" (2.245m x 1.675m)

Identification Checks B







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 ©2025

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	Current	Potential
Energy Efficiency Rating: A 100-105 kWh/m ² /year energy costs 100-105 kWh/m ² /year energy costs 105-110 kWh/m ² /year energy costs 110-115 kWh/m ² /year energy costs 115-120 kWh/m ² /year energy costs 120-125 kWh/m ² /year energy costs 125-130 kWh/m ² /year energy costs 130-135 kWh/m ² /year energy costs	Energy Efficiency Rating: B 85-90 kWh/m ² /year energy costs 85-90 kWh/m ² /year energy costs 90-95 kWh/m ² /year energy costs 95-100 kWh/m ² /year energy costs 100-105 kWh/m ² /year energy costs 105-110 kWh/m ² /year energy costs 110-115 kWh/m ² /year energy costs 115-120 kWh/m ² /year energy costs	Environmental Impact (CO ₂) Rating: A 100-105 g/m ² /year CO ₂ emissions 100-105 g/m ² /year CO ₂ emissions 105-110 g/m ² /year CO ₂ emissions 110-115 g/m ² /year CO ₂ emissions 115-120 g/m ² /year CO ₂ emissions 120-125 g/m ² /year CO ₂ emissions 125-130 g/m ² /year CO ₂ emissions 130-135 g/m ² /year CO ₂ emissions	Environmental Impact (CO ₂) Rating: B 85-90 g/m ² /year CO ₂ emissions 85-90 g/m ² /year CO ₂ emissions 90-95 g/m ² /year CO ₂ emissions 95-100 g/m ² /year CO ₂ emissions 100-105 g/m ² /year CO ₂ emissions 105-110 g/m ² /year CO ₂ emissions 110-115 g/m ² /year CO ₂ emissions 115-120 g/m ² /year CO ₂ emissions
EU Directive 2002/91/EC England & Wales	EU Directive 2002/91/EC England & Wales	EU Directive 2002/91/EC England & Wales	EU Directive 2002/91/EC England & Wales

212 High Street, Bloxwich, Walsall, WS3 3LA

Tel: 01922 663399 | Email: bloxwich@webbestateagents.co.uk | www.webbestateagents.co.uk

