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**Highgrove Close | Willenhall | WV12 5SZ**  
Asking Price £300,000

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estate agents

## Summary

\*\*THREE BEDROOM HOME\*\*STUNNING VIEWS TO THE SIDE\*\*TWO RECEPTION ROOMS\*\*UTILITY ROOM AND GUEST WC\*\*DRIVE AND GARAGE\*\*FITTED KITCHEN\*\*FITTED BATHROOM\*\*CONSERVATORY TO THE REAR\*\*VIEWING ESSENTIAL\*\*PERFECT FAMILY HOME\*\*

Nestled at the end of a tranquil cul-de-sac on Highgrove Close in Willenhall, this deceptively spacious three-bedroom house offers a delightful blend of comfort and potential. As you approach the property, you are greeted by a well-maintained driveway and charming lawns, leading to a welcoming entrance porch. Upon entering, you will find a generous hallway that opens into a large lounge, perfect for relaxation and entertaining. Adjacent to the lounge is a separate dining room, providing an ideal space for family meals or gatherings. The fitted kitchen is functional and well-equipped, complemented by a utility room and a convenient guest WC. Additionally, the property boasts a garage and a conservatory, which invites natural light and offers a lovely view of the garden.

The first floor features three generously sized bedrooms, each offering ample space for personalisation. The family bathroom is located at the rear, ensuring privacy and convenience for all residents. Stepping outside, the private and enclosed landscaped rear garden is a true highlight, providing a serene outdoor space for relaxation or entertaining. With mature plants and a well-thought-out design,

## Key Features

- THREE BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS
- FITTED BATHROOM
- CUL-DE-SAC LOCATION
- NO CHAIN
- VIEWS TO THE SIDE OVER FIELDS
- FITTED KITCHEN
- DRIVEWAY AND GARAGE
- CLOSE TO ALL LOCAL AMENITIES
- CALL WEBBS TO SECURE YOUR VIEWINGS ON 01922 663399!!!

## Rooms and Dimensions

### Entrance Hall

### Guest WC

3'9" x 4'10" (1.151m x 1.475m)

### Lounge

18'11" x 11'4" (5.784m x 3.464m)

### Dining Room

10'6" x 9'5" (3.213m x 2.885m)

### Conservatory

15'9" x 6'9" (4.822m x 2.078m)

### Kitchen

9'4" x 7'11" (2.869m x 2.418m)

### Utility Room

11'9" x 7'7" (3.602m x 2.330m)

### Garage

7'8" x 15'9" (2.359m x 4.807m)

### First Floor Landing

### Bedroom One

17'1" x 11'3" (5.213m x 3.451m)

### Bedroom Two

11'10" x 11'2" (3.607m x 3.405m)

### Bedroom Three

8'5" x 6'7" (2.570m x 2.020m)

### Family Bathroom

8'5" x 5'9" (2.590m x 1.761m)

### Identification Checks B

### Agent Note





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	Planned	Current	Planned
<small>Very energy efficient - lower running costs</small>			
Band A		Band A	
Band B		Band B	
Band C		Band C	
Band D		Band D	
Band E		Band E	
Band F		Band F	
Band G		Band G	
<small>Not energy efficient - higher running costs</small>			
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>			
Band A		Band A	
Band B		Band B	
Band C		Band C	
Band D		Band D	
Band E		Band E	
Band F		Band F	
Band G		Band G	
<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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