



Webbs

Helping people move since 1994

**Lingfield Drive | Great Wyrley | WS6 6LS**

**Offers In The Region Of £275,000**

 **Webbs**  
estate agents

## Summary

**\*\* EXTENDED THREE BEDROOM HOME \*\* MODERN KITCHEN DINER \*\* VERSATILE UTILITY ROOM WITH GROUND FLOOR SHOWER ROOM \*\* SPACIOUS LOUNGE \*\* SOUGHT AFTER LOCATION \*\* THREE BEDROOMS \*\* MATURE GARDEN \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a spacious semi-detached home in a popular location offering excellent transport links via road and rail, local shops and amenities are only a short walk away.

In brief, consisting of an entrance porch and hallway, spacious lounge leading to a modern kitchen diner, large, versatile utility area with a shower room.

To the first floor, there are three bedrooms and a light and spacious shower room, externally the property has a mature landscaped rear garden with patio seating area, ample off road parking is provided by a garage and driveway.

EARLY VIEWING ADVISED TO AVOID DISAPOINTMENT.

## Key Features

- SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- GOOD SCHOOL CATCHMENTS
- MATURE REAR GARDEN
- EXTENDED THREE BEDROOM SEMI DETACHED HOME
- EXCELLENT TRANSPORT LINKS
- MODERN KITCHEN DINER
- LARGE VERSATILE UTILITY AREA
- VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE PORCH AND HALL

### SPACIOUS LOUNGE

11'9" x 14'9" (3.59 x 4.52)

### MODERN KITCHEN DINER

15'0" x 10'6" (4.58 x 3.21)

### VERSATILE UTILITY AREA

7'9" x 16'1" (2.38 x 4.92)

### GROUND FLOOR SHOWER ROOM

6'2" x 2'11" (1.88 x 0.90)

### GARAGE

7'11" x 18'5" (2.42 x 5.63)

### LANDING

### BEDROOM ONE

8'2" x 13'0" (2.51 x 3.97)

### BEDROOM TWO

8'3" x 10'6" (2.53 x 3.22)

### BEDROOM THREE

6'5" x 9'8" (1.96 x 2.97)

### SHOWER ROOM

6'4" x 7'5" (1.95 x 2.27)

### LANDSCAPED MATURE REAR GARDEN

### DRIVEWAY

### IDENTIFICATION CHECKS - C

### Agents Notes





Webbs  
Helping people move since 1994



Webbs  
Helping people move since 1994



Webbs  
Helping people move since 1994



Webbs  
Helping people move since 1994



Webbs  
Helping people move since 1994



Webbs  
Helping people move since 1994



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	
Score	Band	Score	Band
105-120	A	105-120	A
90-105	B	90-105	B
75-89	C	75-89	C
60-74	D	60-74	D
45-59	E	45-59	E
30-44	F	30-44	F
15-29	G	15-29	G

England & Wales EU Directive 2002/91/EC

153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk

