



Webbs

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**Burnet Grove | Wolverhampton | WV10 7TT**

**Open To Offers £230,000**

 **Webbs**  
estate agents

## Summary

**\*\* TWO BED SEMI \*\* QUIET CUL-DE-SAC LOCATION \*\* GENEROUS ROOM SIZES \*\* GARAGE \*\* PRIVATE DRIVE \*\*GARAGE \*\* VERY WELL PRESENTED \*\***

WEBBS ESTATE AGENTS are delighted to welcome to market the lovely Burnett Grove nestled in the tranquil cul-de-sac on the borders of Featherstone Wolverhampton. This well-presented two-bedroom semi-detached house offers an ideal opportunity for first-time buyers. The property boasts a good-sized lounge, perfect for relaxation, and a generous kitchen/diner that provides ample space for entertaining family and friends.

The two bedrooms are thoughtfully designed, ensuring comfort and privacy, while the family bathroom is conveniently located to serve the household. One of the standout features of this home is the lovely, well-established rear garden, which offers a peaceful retreat for outdoor enjoyment and gardening enthusiasts alike.

Additionally, the property includes a garage and parking space, providing practical solutions for your vehicle needs. The front of the house presents a pleasant outlook, enhancing the overall appeal of the property. With excellent transport links nearby, commuting and accessing local amenities is both easy and convenient.

This charming semi-detached house is not just a home; it is a perfect first step onto the property ladder, combining comfort, style, and practicality in a desirable location. Do not miss the chance to make this delightful property your own.

## Key Features

- TWO GENEROUS BEDROOMS
- SPACIOUS LOUNGE
- GARAGE & OFF ROAD PARKING
- NICE OUTLOOK TO FRONT
- FABULOUS SIZED KITCHEN/DINER
- LOVELY REAR GARDEN
- QUIET CUL-DE-SAC LOCATION
- EXCELLENT COMMUTER LINKS

## Rooms and Dimensions

### ENTRANCE HALLWAY

### LOUNGE

14'7" x 9'8" (4.45m x 2.95m )

### KITCHEN/DINER

20'6" x 11'8" (6.27m x 3.56m )

### FIRST FLOOR LANDING

### MASTER BEDROOM

11'3" x 9'6" (3.43m x 2.90m )

### BEDROOM TWO

12'7" x 7'8" (3.86m x 2.36m )

### FAMILY BATHROOM

### EXTERNALLY

### PRIVATE REAR GARDEN

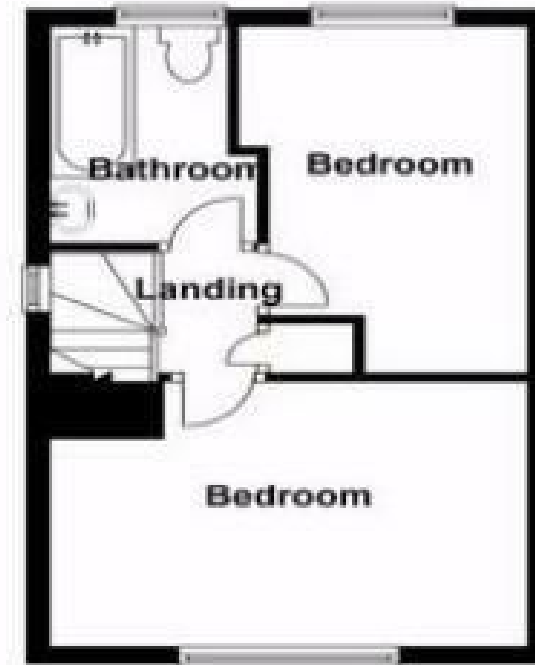
### GARAGE

### PRIVATE DRIVE

### 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>
125-150 kWh/m <sup>2</sup> /year <b>B</b>	125-150 kWh/m <sup>2</sup> /year <b>B</b>	125-150 g/m <sup>2</sup> /year <b>B</b>	125-150 g/m <sup>2</sup> /year <b>B</b>
150-175 kWh/m <sup>2</sup> /year <b>C</b>	150-175 kWh/m <sup>2</sup> /year <b>C</b>	150-175 g/m <sup>2</sup> /year <b>C</b>	150-175 g/m <sup>2</sup> /year <b>C</b>
175-200 kWh/m <sup>2</sup> /year <b>D</b>	175-200 kWh/m <sup>2</sup> /year <b>D</b>	175-200 g/m <sup>2</sup> /year <b>D</b>	175-200 g/m <sup>2</sup> /year <b>D</b>
200-225 kWh/m <sup>2</sup> /year <b>E</b>	200-225 kWh/m <sup>2</sup> /year <b>E</b>	200-225 g/m <sup>2</sup> /year <b>E</b>	200-225 g/m <sup>2</sup> /year <b>E</b>
225-250 kWh/m <sup>2</sup> /year <b>F</b>	225-250 kWh/m <sup>2</sup> /year <b>F</b>	225-250 g/m <sup>2</sup> /year <b>F</b>	225-250 g/m <sup>2</sup> /year <b>F</b>
250-300 kWh/m <sup>2</sup> /year <b>G</b>	250-300 kWh/m <sup>2</sup> /year <b>G</b>	250-300 g/m <sup>2</sup> /year <b>G</b>	250-300 g/m <sup>2</sup> /year <b>G</b>
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales