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Lingfield Drive | Great Wyrley | WS6 6LS

Offers In The Region Of £265,000

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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





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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	Target	Current	Target
77	80	77	80
Energy Efficiency Rating scale (A-G) with 77 and 80 marked.		Environmental Impact (CO ₂) Rating scale (A-G) with 77 and 80 marked.	
England & Wales EU Directive 2002/91/EC		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

