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Well Lane | | WS6 6EZ

Offers Over £225,000

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Summary

**** WELL PRESENTED ** THREE BEDROOMS ** SOUGHT AFTER LOCATION ** CONSERVATORY ** ENCLOSED REAR GARDEN ** SPACIOUS LOUNGE ** BLOCK PAVED DRIVEWAY ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** IDEAL FOR LOCAL SHOPS AND AMENITIES ** VIEWING ADVISED ****

Webbs Estate Agents are delighted to offer for sale this well-presented and generously proportioned terraced home, ideally located close to highly regarded schools, excellent transport links, and a range of local shops and amenities.

The accommodation briefly comprises an entrance porch, offering a practical space suitable for use as a utility area, leading into the entrance hallway, guest WC, a modern breakfast kitchen and a spacious lounge featuring stairs to the first floor and patio doors opening into the conservatory.

Upstairs, the property offers three bedrooms and a family bathroom.

Externally, the rear garden is designed for low maintenance and includes gated access to an additional parking space at the rear. To the front, a block-paved driveway provides further off-road parking.

Early viewing is highly recommended.

Key Features

- WELL PRESENTED TERRACED HOME
- EXCELLENT SCHOOLS
- CONSERVATORY
- LOW MAINTENANCE REAR GARDEN
- EXCELLENT TRANSPORT LINKS
- THREE BEDROOMS
- SPACIOUS LOUNGE
- BREAKFAST KITCHEN
- OFF ROAD PARKING
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE PORCH AND HALLWAY

GUEST WC

BREAKFAST KITCHEN

10'0" x 8'5" (3.07 x 2.57)

SPACIOUS LOUNGE

14'11" x 14'1" (4.55 x 4.30)

CONSERVATORY

8'7" x 6'3" (2.64 x 1.93)

LANDING

BEDROOM ONE

12'0" x 8'10" (3.66 x 2.7)

BEDROOM TWO

10'0" x 8'10" (3.07 x 2.7)

BEDROOM THREE

7'1" x 5'8" (2.18 x 1.73)

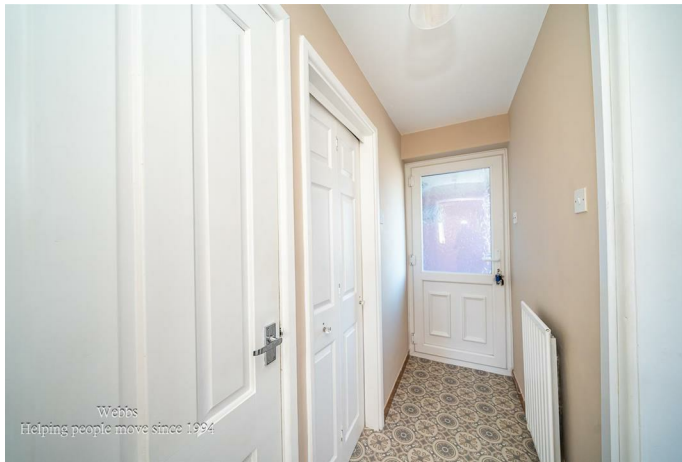
BATHROOM

ENCLOSED REAR GARDEN

FRONT DRIVEWAY

IDENTIFICATION CHECKS - C





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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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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	Potential	Current	Potential
<p>Key Average Annual Total Energy Costs</p> <p>14,000 A</p> <p>15,000 B</p> <p>16,000 C</p> <p>17,000 D</p> <p>18,000 E</p> <p>19,000 F</p> <p>20,000 G</p>	<p>85</p>	<p>Key Annual CO₂ emissions</p> <p>10,000 A</p> <p>11,000 B</p> <p>12,000 C</p> <p>13,000 D</p> <p>14,000 E</p> <p>15,000 F</p> <p>16,000 G</p>	<p>70</p>
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>

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