Woodcock Gardens | Wolverhampton | WV10 7TQ

Offers In The Region Of £299,950

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Summary

** WELL PRESENTED AND SPACIOUS HOME ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** CONSERVATORY ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** MODERN KITCHEN ** GUEST WC ** ENCLOSED REAR GARDEN ** VIEWING ADVISED **
Webbs Estate Agents are pleased to offer for sale a well-presented and spacious semi-detached home, ideally located within easy reach of excellent schools, transport links, local shops, and amenities.

In brief, the accommodation comprises an entrance hall, with the former garage having been converted into a sitting room/second reception room. The living room features a stylish media wall and provides access to the dining room, conservatory, and modern refitted kitchen. A guest WC completes the ground floor accommodation.
To the first floor, there are three bedrooms and a modern family bathroom. Externally, the property benefits from an enclosed rear garden, while ample off-road parking is provided by the front driveway.

Early viewing is highly recommended to fully appreciate the size and standard of accommodation on offer.

Key Features

- MODERN WELL PRESENTED HOME
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- ENCLOSED REAR GARDEN
- SPACIOUS LOUNGE WITH MEDIA WALL
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- CONSERVATORY
- MODERN KITCHEN AND BATHROOM
- DINING ROOM AND SECOND SITTING ROOM
- EARLY VIEWING ADVISED

Rooms and Dimensions

ENTRANCE

SECOND SITTING ROOM
12'4" x 6'11" (3.76 x 2.12)

LOUNGE
14'3" x 10'8" (4.36 x 3.27)

DINING ROOM
9'1" x 7'6" (2.77 x 2.30)

CONSERVATORY
9'3" x 8'4" (2.83 x 2.55)

MODERN KITCHEN
16'8" x 8'10" (5.09 x 2.70)

GUEST WC

LANDING

BEDROOM ONE
11'1" x 9'10" (3.38 x 3.00)

BEDROOM TWO
9'11" x 8'11" (3.04 x 2.73)

BEDROOM THREE
8'4" x 8'0" (2.55 x 2.44)

FAMILY BATHROOM
7'7" x 5'6" (2.33 x 1.70)

ENCLOSED REAR GARDEN

FRONT GARDEN AND DRIVEWAY

IDENTIFICATION CHECKS - C

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Approximate total area(1)

88.4 m²

Reduced headroom

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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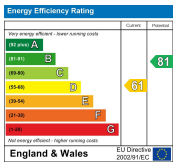

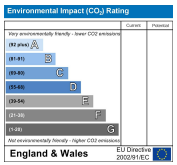

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

153 Avon Road, Cannock, WS11 1LF
Tel: 01543 468846 | Email: sales@webbsestateagents.co.uk | www.webbestateagents.co.uk

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