



Keable Homes Ltd
Sales & Lettings



Arnhem Road | Willenhall | Wolverhampton | WV13 3TX

KEABLE HOMES are delighted to bring to Market, this well-maintained and presented three bedroom semi-detached property situated in a popular area of Willenhall.

Comprising off-road parking, a good sized-lounge, open-plan kitchen/diner, privately enclosed rear garden and to the first floor, three good sized bedrooms and modern bathroom.

Conveniently located nearby local amenities, major commuter routes and schools, this makes for the perfect family home at a reasonable price point. With no onward chain, viewings are now available and are highly recommended.

Offers In Region Of £179,950

- THREE BEDROOM SEMI-DETACHED PROPERTY
- LOUNGE / OPEN PLAN KITCHEN/DINER
- OFF ROAD PARKING / PRIVATE REAR GARDEN
- CONVENIENT LOCATION
- NO ONWARD CHAIN



Property Description

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FRONT ASPECT

Approached via a frontage comprising a half-slabbed area allowing parking for two vehicles, enclosed to both sides by fencing, leading to the front entrance porch of the property.

ENTRANCE PORCH

Accessed via a half-glazed wooden door from the front of the property, is the separate entrance porch which provides a useful space for the removal of shoes and also provides an additional layer of security before entering the main property.

ENTRANCE HALLWAY

Through from the Entrance Porch, via a second wooden door with glazed panel, is the Entrance Hallway which comprises a generously proportioned space with neutrally painted walls, ceiling light fitting, power points, radiator and provides access to the stairs, lounge and kitchen/diner.

LOUNGE

15' 1" x 10' 5" (4.62m x 3.20m) Accessed from the Entrance Hallway is the Lounge which has a uPVC double-glazed window with fitted blinds, situated to the front of the property. It comprises plain-painted walls, two ceiling light fittings, power points, aerial point, radiator and carpeted flooring. There is adequate space for a large suite, media station and additional furniture in this generously proportioned room.

KITCHEN/DINING ROOM

16' 4" x 13' 1" (4.99m x 4.00m) From the Entrance Hallway through an archway, the Kitchen/Diner is an open-plan space, comprising to the left, a uPVC double-glazed window looking out to the rear garden and to the right, a set of French Doors, with fitted blinds, giving access to the rear. The Kitchen comprises a wide range of base, wall and drawer units with worksurface over, incorporating the stainless-steel sink and drainer and gas hob with extractor over. There is an integrated oven and plumbing and space for additional appliances in this generously sized space. Walls are half-tiled surrounding permeable areas, plain painted elsewhere and there is a ceiling light fitting, power points, radiator and tiled flooring. To the right of the Kitchen is space for a Dining Table and chairs and a useful storage cupboard.

REAR GARDEN

Accessed from the Kitchen via the uPVC double-glazed French Doors, the rear garden is privately enclosed at all sides by fencing and comprises a patio area immediately surrounding the property with a raised area laid to lawn with a shed and separate decked area to the rear.

STAIRS & LANDING

From the main entrance hallway, the stairs comprise neutrally painted walls with contrasting white-gloss bannister and lead to the landing which follows the same décor, has a ceiling light fitting, power points, an airing cupboard housing the boiler and a further cupboard providing useful additional storage. The landing provides access to all rooms on the first floor of the property and also the loft space.

MASTER BEDROOM

15' 3" x 8' 7" (4.66m x 2.63m) With a uPVC double-glazed window with fitted blinds and situated to the front of the property, the Master Bedroom comprises plain-painted walls, ceiling light fitting, power points, radiator and laminate flooring. There is adequate space for a large bed and additional furniture.

BEDROOM TWO

13' 0" x 8' 7" (3.97m x 2.63m) With a uPVC double-glazed window with fitted blinds and situated to the rear of the property, Bedroom Two comprises plain painted walls, ceiling light fitting power points, radiator, laminate flooring, and a useful storage cupboard. There is adequate space for a large bed and additional furniture.

BEDROOM THREE

9' 11" x 7' 9" (3.04m x 2.37m) With a uPVC double-glazed window with fitted blinds and situated to the front of the property, the third bedroom comprises plain-painted walls, ceiling light fitting, power points, radiator and laminate flooring. Whilst this is the smallest of the bedrooms, there is still space for a bed and additional furniture.

BATHROOM

6' 7" x 5' 5" (2.03m x 1.67m) With an obscure-glazed uPVC window, situated to the rear of the property, the Bathroom comprises a low-level WC and sink within fitted vanity unit, panelled path with shower off the mixer tap, glazed shower screen, chrome towel radiator, fully tiled walls and grey laminate effect flooring.





ADDITIONAL INFORMATION

Tenure: FREEHOLD / Occupation: OCCUPIED/ Council Tax Band: A / EPC Rating: D

Electric: Mains connected / Water: Mains connected /

Sewerage: Mains connected

Heating: Mains connected Gas Central Heating system

COAL MINING

It is advised that the necessary checks are made prior to purchasing any property.

CONNECTIVITY:

Broadband Availability: Standard & superfast fibre options are available with multiple providers.

Mobile Availability: You are likely to have good voice and data coverage with all networks.

We recommended confirming this by visiting;

<https://checker.ofcom.org.uk>

PARKING

The property has a driveway, with off-road parking for two vehicles.

PROPERTY TYPE & CONSTRUCTION

The property is a terraced house of standard Brick and Tile construction. The property has a total of 6 rooms

The Agent has not been made aware of any restrictive covenants, boundary issues, flood risks, building safety issues or any other negative factors. There is shared access to the property via a path leading to the front before the property is entered through its own gate. The shared access also leads through an alleyway providing access from the rear garden.

Measurements provided are intended to be used as an estimate and Purchasers are encouraged to check the accuracy of the information provided.



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Suite 1

214 Watling Street

Bridgtown

Cannock

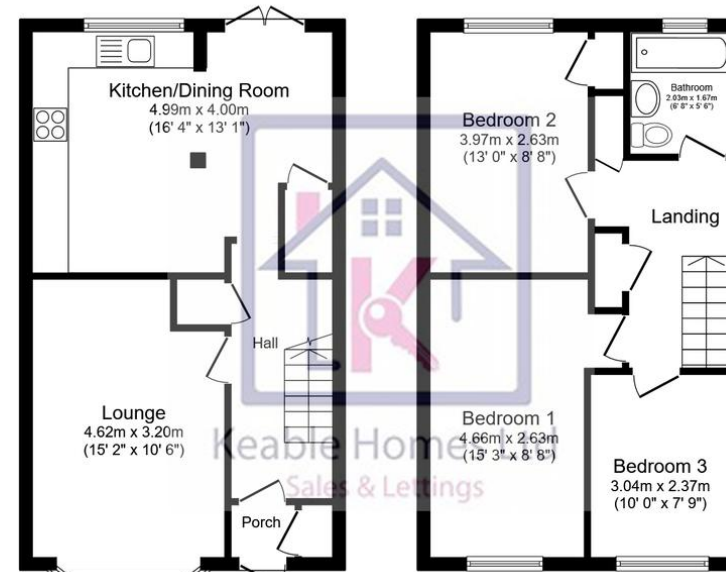
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Ground Floor
Floor area 44.6 m² (480 sq.ft.)

First Floor
Floor area 43.5 m² (468 sq.ft.)

TOTAL: 88.1 m² (949 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Images & Floorplan - GCG Photography

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements