



Sandbeds Road,
Willenhall, WV12 4HH

Guide Price £140,000

This Property is Being sold by Paul Carr Modern Auction.

Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,875 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.

Paul Carr Estate Agents present this traditional three-bedroom terraced property in central Willenhall, offered with no onward chain. In need of some modernisation, it offers great potential for investors or first-time buyers. The layout includes a lounge, dining room, kitchen, rear hall and a downstairs bathroom with three well proportioned bedrooms upstairs. Externally the property benefits from a private rear driveway accessed via a rear service road, a private gated garden and a bricked forecourt to the front.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is A.

Services Connected: Gas, Electricity, Water, Drainage.

Viewings: Strictly via appointment through our Cannock Residential Sales Department on 01543 398968

or via Cannock@paulcarrestateagents.co.uk



Lounge
12' 0" x 11' 11" (3.65m x 3.64m)

Dining Room
11' 11" x 11' 11" (3.62m x 3.64m)

Kitchen
9' 1" x 6' 6" (2.77m x 1.99m)

Hall / Utility
3' 2" x 6' 6" (0.96m x 1.99m)

Family Bathroom
5' 0" x 6' 6" (1.52m x 1.99m)

First Floor Landing

Bedroom One
12' 1" x 11' 11" (3.68m x 3.64m)

Bedroom Two
12' 0" x 7' 7" (3.66m x 2.32m)

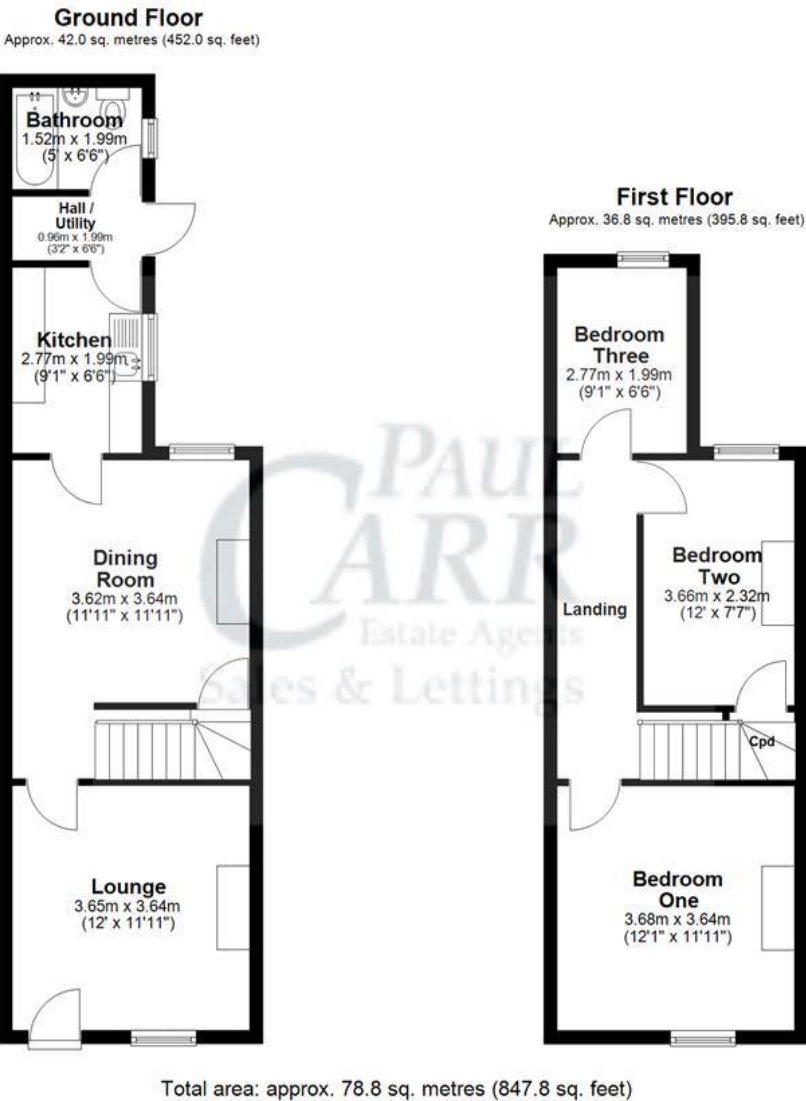
Bedroom Three
9' 1" x 6' 6" (2.77m x 1.99m)





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 24th October 2025