



**Connells**

Lawrence Street  
Willenhall



### Property Description

Introducing a well presented three-bedroom mid-terrace property nestled on the popular residential Lawrence Street in Willenhall. This delightful residence offers a well-appointed layout, featuring a hallway, a spacious lounge, and a modern kitchen/diner. Upstairs, three bedrooms provide comfortable living space, complemented by a bathroom. Outside, the property boasts a convenient paved front garden utilized for parking by the homeowner, as well as a rear garden providing an outdoor retreat. Lawrence Street presents an ideal opportunity for those seeking a cozy and practical home in this residential location.

### Location And Area

Lawrence Street is conveniently located for Willenhall and Wednesfield shopping centres including the popular Bentley Bridge retails development.

### Approach

Set back from the roadside behind a paved front garden. Access to the main accommodation and a separate gate to the shared side gate passage.

### Hallway

Window to the rear and door to the lounge.

### Lounge

15' 1" max x 12' max ( 4.60m max x 3.66m max )

Double glazed window to the front, ceiling light point, electric fireplace, door to the stairs rising to the first floor and door to the kitchen.

### Kitchen

15' 1" x 9' ( 4.60m x 2.74m )

Matching wall and base units, plumbing points for dishwasher and washing machine, partly tiled walls, two ceiling light points double glazed window to the rear and a door to the rear garden.

## First Floor Landing

Loft access, double radiator, ceiling light point and doors to all bedrooms and bathroom.

## Bedroom One

14' 1" x 12' 1" ( 4.29m x 3.68m )

Two double glazed windows to the rear, ceiling light point and radiator.

## Bedroom Two

12' 1" max x 8' 10" max ( 3.68m max x 2.69m max )

Double glazed window to the front, radiator, ceiling light point and storage cupboard.

## Bedroom Three

10' x 6' ( 3.05m x 1.83m )

Double glazed window to the front, ceiling light point and radiator.

## Bathroom

Panelled bath with shower overhead, low flush WC, wash hand basin, heated towel rail, tiled walls and double glazed window to the rear.

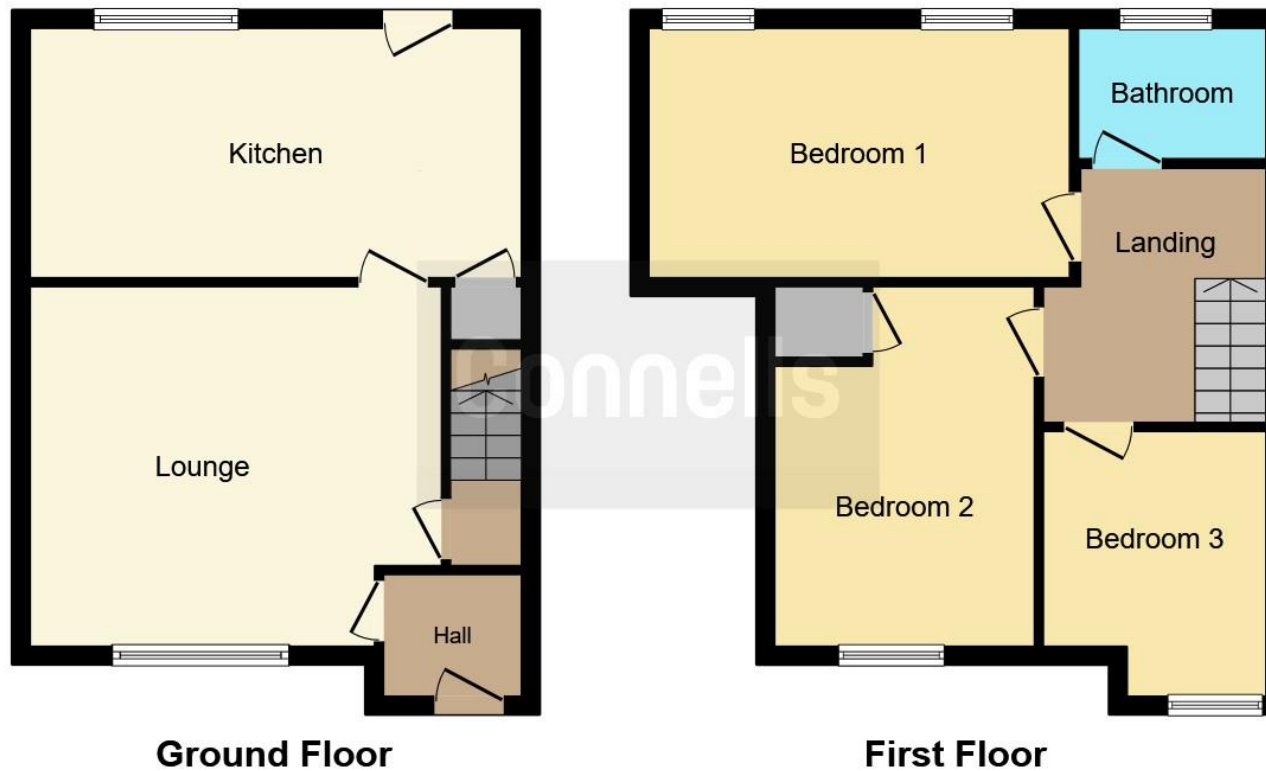
## Outside Rear

A well-maintained rear garden, with a charcoal block paved area, lawn, timber shed, timber fencing surrounding and a gate for right of access passage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: E**

Tenure: Freehold

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