



**Connells**

Davis Road  
Willenhall



### Property Description

Introducing a modern and stylish three-bedroom semi-detached property on Davis Road in New Invention, Willenhall. This deceptively spacious home features an extended entertainment kitchen with a striking feature island and a dining room with bi-fold doors leading to the rear garden. The ground floor also offers a cosy lounge boasting a media wall, a WC, utility and a potential fourth bedroom, currently utilised as a child's playroom.

Upstairs, three generous bedrooms await, accompanied by a modern and stylish bathroom featuring a double walk-in shower cubicle.

Outside, the property features a driveway for several vehicles at the front, while the rear boasts a well-maintained garden with wooden decking areas and lawn.

Conveniently situated on the same road as Beacon Primary School, and in close proximity to local amenities, numerous other schools, and the M6 and M54 motorways, this property offers a blend of modern living and practicality.

### Location And Area

Situated in the New Invention area of Willenhall ideally located for the M6 and M54 motorways. There is a selection of local shopping nearby along with further shopping in Bloxwich, Willenhall and Wednesfield along with Bentley Bridge retail park. There are bus routes to Bloxwich and Wolverhampton close by.

### Approach

Setback from the roadside behind a brick wall and gravelled driveway for several cars leading to the main accommodation.

### Entrance Porch & Hallway

Entering the property via a composite front door with an open plan hallway with ceiling spotlights, radiator, stairs into the first floor, meter cupboard and ceiling light point. Doors to access the lounge, recess for storage with two ceiling light points and access to the kitchen.

### Lounge

13' max x 13' max ( 3.96m max x 3.96m max )

Double glazed window to the front, radiator, ceiling light point and a media wall which excludes the electric fireplace.

### Entertainment Kitchen

20' max x 19' 1" max ( 6.10m max x 5.82m max )

An entertainment kitchen with some of the worktops being marble. Boasting integrated appliances such as an oven, microwave and dishwasher. An inset sink with spray tap, kitchen island with 6 ring induction hob and inset downdraft extractor fan, sliding doors to the dining room and further doors to the playroom / fourth bedroom and entrance hallway.

### Dining Room

Skylight windows to the rear, double glazed bi-fold doors to the rear garden and sliding doors to the entertainment kitchen.

## Playroom/ Fourth Bedroom

13' x 6' 1" ( 3.96m x 1.85m )

Double glazed window to the front, radiator, ceiling light point and access to the utility and ground floor WC.

## Utility

4' x 4' ( 1.22m x 1.22m )

Ceiling light point and door to WC.

## Ground Floor Wc

Low flush WC, partly tiled walls and ceiling light point.

## First Floor Landing

Double glazed window to the side, loft access and doors to all bedrooms and bathroom

## Bedroom One

14' x 11' 1" max ( 4.27m x 3.38m max )

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

## Bedroom Two

11' 1" x 9' 1" ( 3.38m x 2.77m )

Double glazed window to the rear, ceiling light point, fitted wardrobe, radiator and a recess housing the wall mounted boiler.

## Bedroom Three

9' x 7' ( 2.74m x 2.13m )

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

## Bathroom

Modern and stylish bathroom with vanity wash hand basin with WC, walk-in double tray shower enclosure with recess for toiletries, freestanding bath with a freestanding tap, extractor fan, ceiling spotlights, double glazed window to the rear and tiled walls.

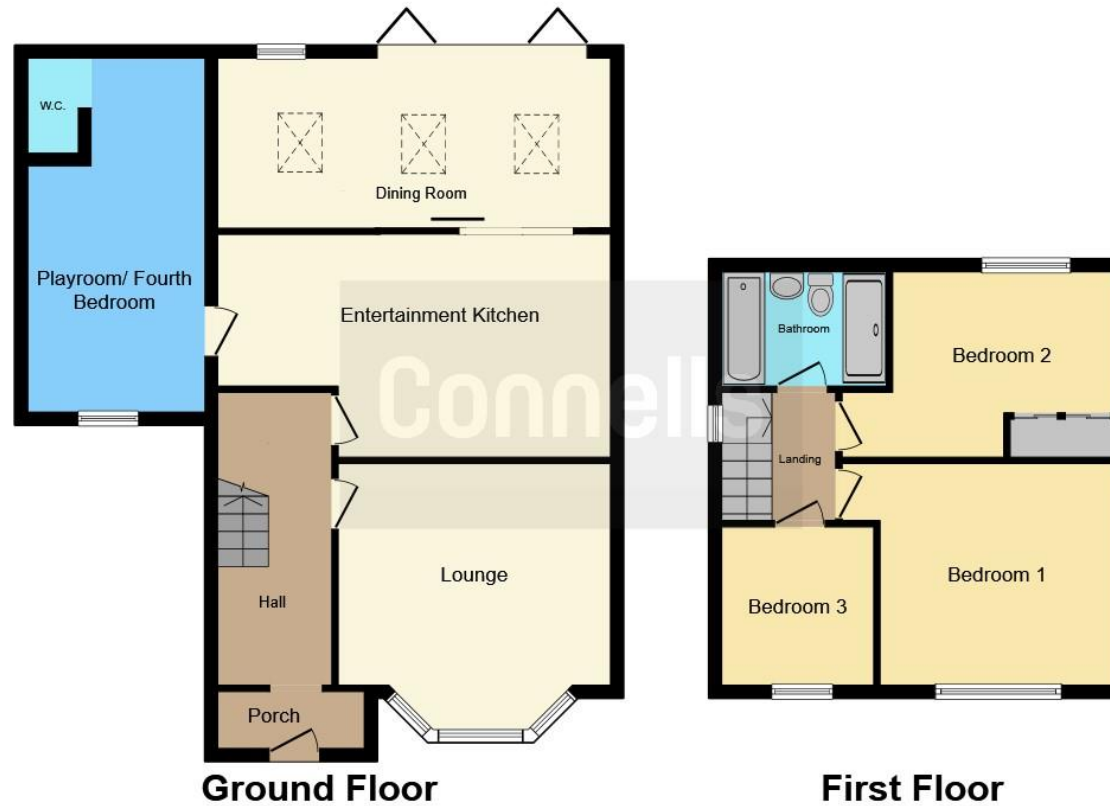
## Outside Rear

A landscaped rear garden with wooden decking areas, lawn, flower borders to the side and timber fencing.









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**EPC Rating: D**

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Tenure: Freehold



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