



Connells

Yale Road  
Willenhall



Yale Road  
Willenhall WV13 2JR

for sale offers in excess of  
**£205,000**



### Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to the market this well presented two bedroom mid terrace home nestled in the corner of Yale Road in Willenhall.

The accommodation offers a welcoming entrance hallway, a convenient ground floor WC, a well appointed kitchen and a spacious lounge. Heading upstairs you'll find two generously sized bedrooms and a bathroom to serve residents and guests. Outside the property benefits from having front and rear gardens, and also boasts off road parking for two vehicles and a garage for additional parking or storage options.

This home is ideal for first time buyers, investors or those seeking to downsize. Don't miss your opportunity to view this beautiful property. Call the Connells Wolverhampton branch today to book your viewing.

### The Location & Area

Set in the Willenhall area with easy access to The Keyway and adjoining Black Country Route and then onto the M6 making this ideal for commuters. Bentley bridge retail park is only a short drive away, numerous local schools.

### Approach

Set back the roadside behind a front garden and benefits from having off-road parking for two vehicles and a garage.

### Entrance Hall

Ceiling light point, radiator, stairs rising to the first floor and doors leading to the kitchen, ground floor wc and lounge.

### Ground Floor Wc

Low flush wc, wash hand basin, ceiling light point, radiator and a double glazed window to the front.

### Kitchen

10' 4" x 7' 2" ( 3.15m x 2.18m )

Matching wall and base units with integrated fan oven, dishwasher, four ring gas hob, extractor hood above, partly tiled walls, radiator, ceiling light point, wall mounted boiler and a double glazed window to the front.

### Lounge

14' 3" x 11' 9" ( 4.34m x 3.58m )

Double glazed window to the rear, two radiators, ceiling light point, storage cupboard, door to the entrance hallway and patio doors to the rear garden.



## First Floor Landing

Loft access, ceiling light point and doors leading to both bedrooms and bathroom.

## Bedroom One

10' 8" min x 9' 8" max ( 3.25m min x 2.95m max )

Two double glazed windows to the front, storage cupboard, ceiling light point and fitted wardrobes.

## Bedroom Two

10' 5" x 7' 6" ( 3.17m x 2.29m )

Double glazed window to the rear, radiator, ceiling light point and fitted wardrobes.

## Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, partly tiled walls, radiator, extractor fan, ceiling light point, and a double glazed window to the rear.

## Outside Rear

Paved patio area with lawn, stepping stones to a decking area and timber shed. Garden also benefits from having an outside tap point.

## Garage

Up and over garage door.

## Agents Note

Please note that we have been made aware of an annual site fee. Please call the branch for more information.



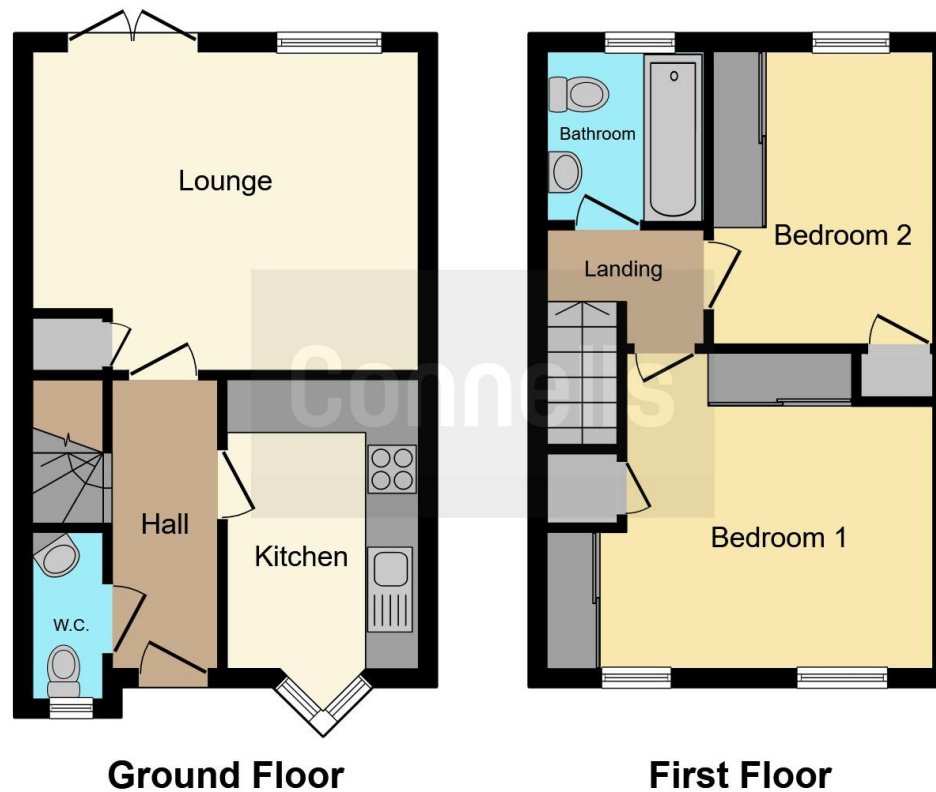












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331622](http://connells.co.uk/Property/WVH331622)**



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