



Connells

Leacroft
Willenhall



Property Description

Connells Wolverhampton bring to the market this three bedroom end terraced family home in a popular cul-de-sac with no onward chain. This property has plenty of potential and could also be extended subject to necessary planning permissions. Ideally suited for first time buys, investors or those seeking to put their own stamp on this property

Comprising of entrance hallway leading to a spacious lounge with dining area, well appointed kitchen. On the first floor landing there are three bedrooms, separate wc and bathroom.

Externally there is a courtyard style frontage and the rear benefits from having a generously sized corner plot garden for the family to enjoy.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Offering fantastic commuting access to the Black Country route with adjoining M6 and M54 motorways. This property offers fantastic flexible for Willenhall, Wednesfield and the Bentley Bridge retail par.

Approach

Communal grounds with access to the front garden and main accommodation.

Entrance Hallway

Double glazed window to side, meter cupboard, radiator, doors to lounge/ dining room and kitchen. stairs to first floor.

Lounge

19' 5" x 10' 9" (5.92m x 3.28m)

Double glazed window to front, two radiators, two wall lights and french doors to rear garden.

Kitchen

10' 9" x 7' 5" (3.28m x 2.26m)

Matching wall and base units with stainless steel sink and drainer with mixer tap, electric cooker point, plumbing point for washing machine, partly tiled walls, radiator, double glazed window to rear, doors to rear garden and hallway.



First Floor Landing

Double glazed window to side, loft access, radiator, doors to various rooms.

Bedroom One

13' 2" x 9' 10" (4.01m x 3.00m)

Double glazed window to front, radiator.

Bedroom Two

12' 7" max x 9' 1" max (3.84m max x 2.77m max)

Double glazed window to rear, radiator, cupboard housing wall mounted boiler, separate built in cupboard.

Bedroom Three

8' 7" x 6' 3" (2.62m x 1.91m)

Double glazed window to front, radiator, built in cupboard.

Bathroom

Panelled bath with shower over, wall mounted wash hand basin, partly tiled walls, double glazed window to rear, radiator.

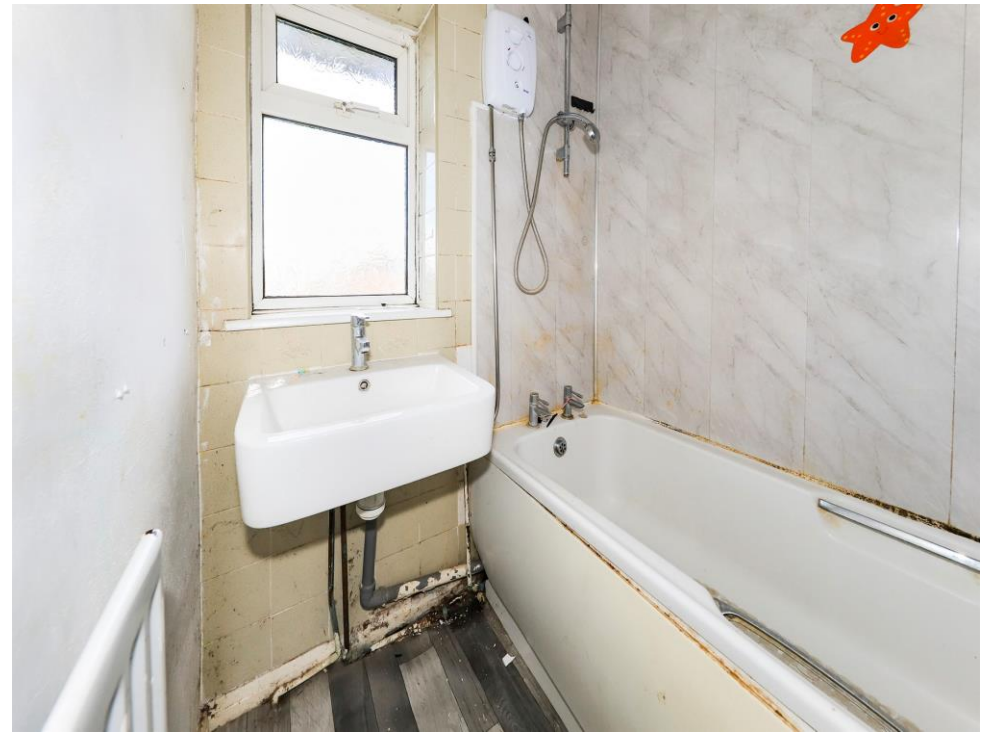
Separate Wc

Low flush wc, double glazed window to rear.

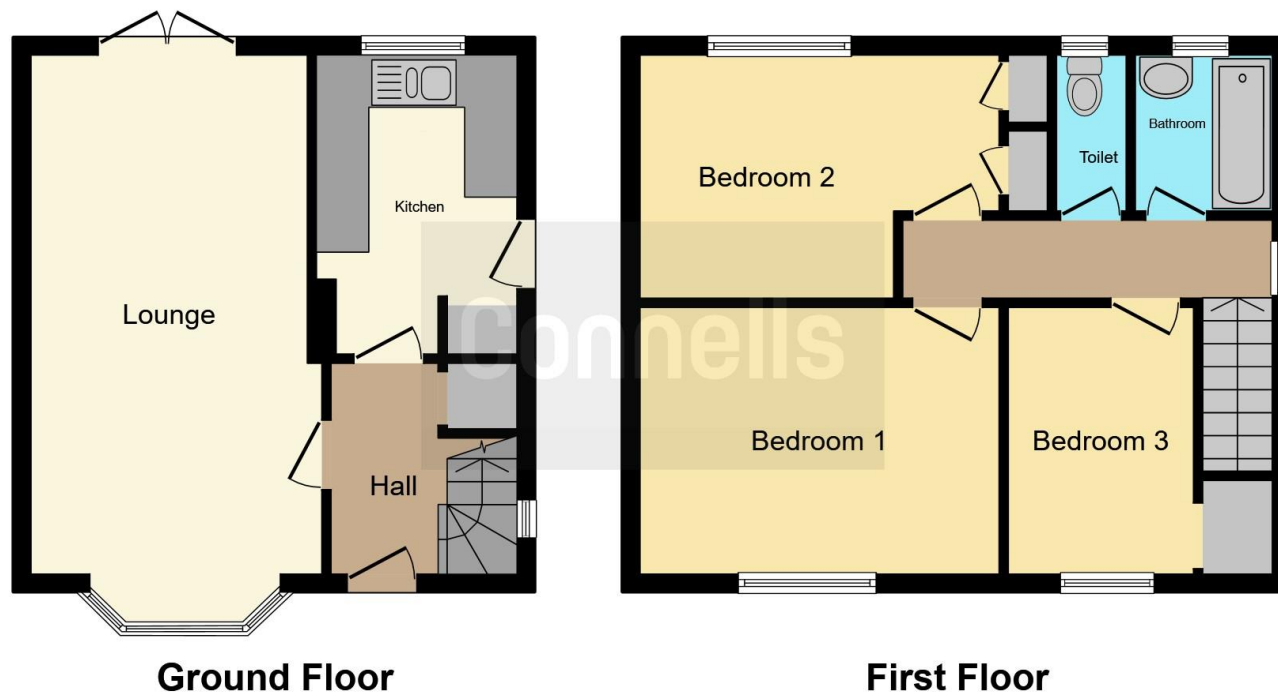
Outside Rear

Large corner plot garden with block paving, patio area, lawn, mature trees, shrubs, outside tap, two brick built sheds, outside double socket point, side gate.









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

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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