



**Connells**

Somerford Place  
Willenhall



### Property Description

A highly deceptive stunning four bedroom detached family home that is surprisingly spacious throughout and comes to the market in ready to move into condition. The property is situated in a popular location, having excellent commuting links and easy access to the Black Country route. Viewing is highly recommended to appreciate the accommodation on offer.

Internally the property benefits from entrance porch, entrance hall, 16ft lounge, brick built sun room, dining room, modern fitted kitchen and downstairs shower room. To first floor there are four bedrooms and family bathroom. Externally the property benefits from off road parking to front and a generous panel enclosed rear garden and garage.

### 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 most noteworthy of which is Holy Trinity Roman Catholic Primary School and Fibbersley Park Primary School both of which have received an Outstanding Ofsted Report.

### Entrance Porch

Door to front, window to front and side, door to hall.

### Entrance Hall

Double glazed door to front, double glazed window to front, understair storage cupboard, central heating radiator, stairs to first floor landing, doors to various rooms.

### Lounge

16' 3" into bay x 10' 9" ( 4.95m into bay x 3.28m )

Double glazed window to front, central heating radiator, opening to sun room.

### Sun Room

10' 2" x 17' 8" ( 3.10m x 5.38m )

UPVC and brick construction, double glazed windows to rear and side, central heating radiator, opening to lounge, double glazed doors leading to rear garden.

### Dining Room

13' 11" x 11' 3" ( 4.24m x 3.43m )

Double glazed window to front and side, central heating radiator, door to hall, door to kitchen.

### Modern Fitted Kitchen

13' 10" x 10' 9" ( 4.22m x 3.28m )

Double glazed window to rear, a selection of wall and base units, roll top work surfaces, tiled splashback, electric oven, gas hob, cooker hood, plumbing for washing machine, plumbing for dishwasher, space for American style fridge freezer, Worcester Bosch wall mounted boiler, breakfast area, spotlights, double glazed door to garden, door to dining room.

## Shower Room

Double glazed window to rear, shower cubicle with feature waterfalls shower, vanity wash basin, low flush toilet, towel radiator and door to hall.

## First Floor Landing

Double glazed window to front, loft access, stairs leading to entrance hall, handrail and spindles, doors to various rooms.

## Bedroom One

11' 1" x 9' 5" into recess ( 3.38m x 2.87m into recess )

Double glazed window to front, central heating radiator, door to landing.

## Bedroom Two

10' 9" into recess x 10' 8" into recess ( 3.28m into recess x 3.25m into recess )

Double glazed window to rear, central heating radiator, door to landing.

## Bedroom Three

10' 8" into recess x 6' 11" into recess ( 3.25m into recess x 2.11m into recess )

Double glazed window to front, central heating radiator, door to landing.

## Bedroom Four

12' 2" x 8' 3" into wardrobes ( 3.71m x 2.51m into wardrobes )

Double glazed window to rear, built-in wardrobes, central heating radiator, door to landing.

## Family Bathroom

Double glazed window to rear, freestanding bath with hand held shower and mixer taps, tiled walls, wash basin set in a vanity unit, low flush toilet, toilet radiator, door to landing.

## Outside Front

Off road parking to front with gate to side leading rear.

## Outside Rear

Generous panel enclosed rear garden with block paved area, lawned area, gate to side leading to front.









**Ground Floor**



**First Floor**

Total floor area 155.9 m<sup>2</sup> (1,678 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating:  
 Awaited

Council Tax  
 Band: B

Tenure: Freehold

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Property Ref: WVH334518 - 0002