



Noose Lane  
Willenhall WV13 3BX

for sale offers in the region of  
**£399,995**



### Property Description

Connells Wolverhampton have the delight to bring to the market this highly deceptive and spacious detached family home on a large plot, benefiting from an abundance of internal and external space. Viewing is highly recommended to appreciate the accommodation on offer.

Externally there is a large frontage with ample off road parking, large lawned garden area, to the rear there is a brick built garden room and an enclosed rear courtyard. Internally there is a large entrance hall with feature tiling, large entertainment style family lounge diner with an adjoining recently refitted kitchen, selection of four spacious and well presented bedrooms over the ground floor and first floor with a recently refitted family bathroom with a free standing roll top bath.

### Entrance Hall

Double glazed door to front, stairs access, feature tiled floors, doors to various rooms.

### Entertainment Lounge

23' 8" x 12' ( 7.21m x 3.66m )

Double glazed bay window to front, two double glazed windows to side, two central heated radiators, feature tiled floor, feature wall mounted fire place, open to the recently refitted kitchen.

### Kitchen

12' x 12' 2" ( 3.66m x 3.71m )

Double glazed door and double glazed window to rear, open to family lounge, selection of fitted wall and base units with an integrated oven, hob, extractor, plumbing for a washer, space for a fridge freezer.

### Location And Area

Situated on the popular Noose Lane which offers fantastic commuting access to M6 and the Black Country route and conveniently located for Bentley Bridge retail park and New Cross hospital.



### Bedroom Three

11' 9" x 13' 6" into bay ( 3.58m x 4.11m into bay )

Double glazed bay window to front, radiator, door to entrance hall.

### Bedroom Four

18' 7" x 9' 6" ( 5.66m x 2.90m )

Double glazed windows to side & rear, two central heated radiators, fitted walk in wardrobe, door to entrance hall.

### Family Bathroom

Double glazed window to rear, free standing roll top bath, his and hers matching sinks with a low flush toilet, heated towel rail, feature wall and floor tiles, door to entrance hall.

### First Floor Landing

Doors to various rooms

### Bedroom One

15' 7" x 11' into bay ( 4.75m x 3.35m into bay )

Double glazed window to side, three storage cupboards with potential to convert into an en-suite or study area. loft access, door to the first floor landing.

### Bedroom Two

15' 6" x 8' 4" ( 4.72m x 2.54m )

Double glazed window to side, additional storage area, door to landing.

### Outside Front

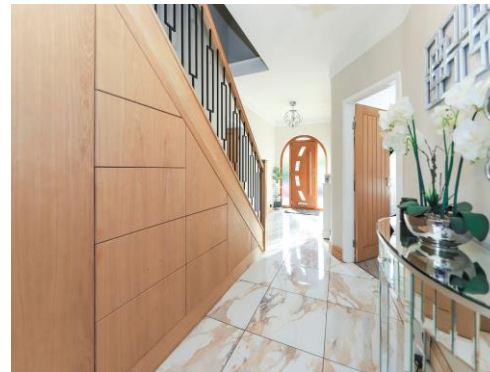
Large gravelled driveway area with ample off road car parking, feature paved area. Large lawned area to side surrounded by panelled fencing.

### Outside Rear

Paved patio area with a gate and fence and a detached brick build garden room.

### Garden Room

Light and power, double glazed door, ideal for use as study/ playroom.

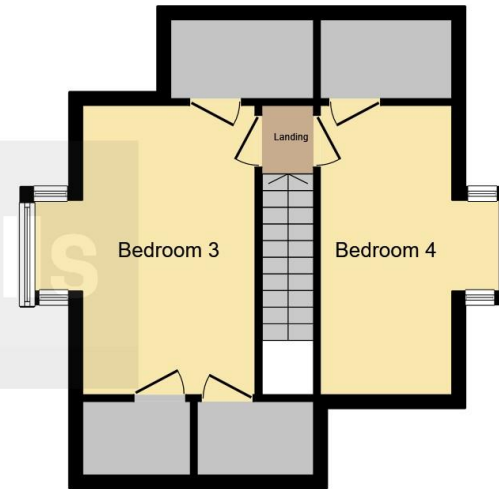








**Ground Floor**



**First Floor**

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EPC Rating: E    Council Tax  
 Band: D

Tenure: Freehold

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Property Ref: WVH331771 - 0002