

for sale

offers in the region of **£350,000** Freehold



Fawley Close Willenhall WV13 3ER

****FOUR BEDROOM DETACHED FAMILY HOME**** Located in Willenhall in a quiet cull de sac area. Comprises of: Driveway, Two Lounge's, Kitchen, four bedrooms, utility, downstairs shower room and Garage. Internal viewings are recommended to appreciate this property.

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- Energy Rating: C
- BEAUTIFULLY MAINTAINED TIERED GARDEN
- FULLY CENTRAL HEATED AND DOUBLE GLAZED
- OFF ROAD PARKING FOR MULTIPLE CARS



Property Details

Entrance Porch

Double glazed windows and ceramic tiles floor.

Entrance Hall

Stairs leading to landing, ceramic tiled floor and radiator. Door to lounge.

Lounge 16' 6" Into Bay x 11' 9" Max (5.03m Into Bay x 3.58m Max)

Front aspect double glazed bay window. Coal effect gas fire and surround, radiator and door to kitchen.

Kitchen/Diner 14' 8" x 9' 11" (4.47m x 3.02m)

Wall and base units with laminate work tops. Stainless steel inset sink, built in oven and gas hob, fridge and part ceramic wall. Tiled floors. Doors to store cupboard, rear reception room and utility.

Reception Room Two 15' 5" x 12' 11" (4.70m x 3.94m)

Rear double glazed window and double glazed french doors leading to garden.

Utility 17' 9" Max x 7' Max (5.41m Max x 2.13m Max)

Double glazed window and door leading to garden. Wall and base units with inset stainless steel sink with space and plumbing for washing machine. Ceramic tiled wall and floor. Door leading to garage.

Shower Room

Walk in shower, wash hand basin and toilet. Vanity unit, extractor fan, radiator and ceramic tiled flooring.

Landing

Doors to bedrooms and store cupboard which houses the combination boiler. Loft hatch.

Bedroom One 23' Into wardrobe x 8' 7" (7.01m Into wardrobe x 2.62m)

Three double glazed windows, built in wardrobe, dressing area and store cupboard. Door to;

En Suite

Walk in shower, wash hand basin and toilet. The wall is partially ceramic tiled with a built in extractor fan and radiator. Access to loft via loft hatch.

Bedroom Two 9' 11" x 7' 1" (3.02m x 2.16m)

Double glazed window and radiator.

Bedroom Three 9' 8" Max x 8' 7" Max (2.95m Max x 2.62m Max)

Double glazed window and radiator.

Bedroom Four 7' 8" x 6' 9" (2.34m x 2.06m)

Double glazed window and radiator.

Bathroom

Double glazed window. Shower over bath, wash hand basin and toilet. Partially ceramic tiled wall and extractor fan.

Garage 15' 5" x 7' 10" (4.70m x 2.39m)

Up and over door with electricity and lighting. Separate consumer unit.

Front Garden

Block paved driveway.

Rear Garden

The garden is tiered and includes a paved patio area, lawn area, feature pond and outdoor tap. There is gated side access leading to the front of the property. The garden also benefits from a power supply.





To view this property please contact Paul Dubberley on

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14 New Road
 WILLENHALL WV13 2BG

Tenure: Freehold

EPC Rating: C

Property Ref: PW1102810 - 0003

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

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