

for sale

offers in the region of **£210,000** Freehold



## Harrowby Place Willenhall WV13 2RA

**\*\*THREE BEDROOM SEMI  
DETACHED FAMILY HOME\*\***

Located in Willenhall in a popular residential area. Comprises of: Driveway, Lounge, Kitchen, three bedrooms, rear garden and Garage. Internal viewings are recommended to appreciate this property.

- Energy Rating: D
- EPC RATING - D
- COUNCIL TAX BAND - A
- NO ONWARD CHAIN
- OFF ROAD PARKING

# Property Details

## Hall

Doors to living room, kitchen and store cupboard. Stairs leading to landing.

**Living Room** 26' 6" Into Bay x 11' 8" Max ( 8.08m Into Bay x 3.56m Max )

Front aspect double glazed bay window. Through lounge with a feature fire place. At the rear of the lounge there is double glazed windows and patio doors leading to the rear garden.

**Kitchen** 15' 7" x 8' 1" ( 4.75m x 2.46m )

Rear aspect double glazed window. Wall and base units with a set in sink. There is room for appliances. Doors leading to rear garden and garage.

## Landing

Side aspect double glazed window. Doors to bedrooms and bathroom.

**Bedroom One** 15' 2" Into Bay x 11' 1" Max ( 4.62m Into Bay x 3.38m Max )

Front aspect double glazed window and radiator.

**Bedroom Two** 12' 5" x 11' 1" ( 3.78m x 3.38m )

Rear double glazed window and radiator.

**Bedroom Three** 8' 1" x 6' 2" Max ( 2.46m x 1.88m Max )

Rear double glazed window and radiator.

## Bathroom

Front aspect double glazed window. Shower over bath, toilet and wash hand basin.

**Garage** 16' 6" x 9' 1" ( 5.03m x 2.77m )

Front up and over door with access via front garden.

## Front Garden

Gated driveway with walkway up to front entrance door and Garage. There is also a grassed area.

## Rear Garden

Paved area with a walkway and grassed area. There is a paved patio area, a perfect space for an outdoor seating area.





To view this property please contact Paul Dubberley on

**T 01902 633323**  
**E [willenhall@pauldubberley.co.uk](mailto:willenhall@pauldubberley.co.uk)**

14 New Road  
 WILLENHALL WV13 2BG

**Tenure: Freehold**

**EPC Rating: D**

Property Ref: PW1103456 - 0002

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