

for sale

**£215,000** Freehold



## Queens Lea Willenhall WV12 4JA

**\*\*THREE BEDROOM END TERRACE HOME\*\*** Located in Willenhall in a popular residential area. Comprises of: Driveway, Lounge, Kitchen, three bedrooms, rear garden. Internal viewings are recommended to appreciate this property.

- Energy Rating: D
- EPC RATING - D
- COUNCIL TAX BAND - A
- THREE BEDROOMS
- PLANNING PERMISSION FOR REAR EXTENSION AND SINGLE

# Property Details

## Entrance Hall

Side aspect double glazed window and radiator.

## Kitchen 10' 7" x 7' 7" ( 3.23m x 2.31m )

Rear aspect double glazed. Wall and base units with an inset sink, space for appliances and an understairs store cupboard.

## Lounge/Dining Room 19' 6" x 10' 10" ( 5.94m x 3.30m )

Front aspect double glazed window and rear uPVC doors leading to the garden.

## Landing

Side aspect double glazed window. Access to loft with doors to bedrooms and bathroom.

## Bedroom One 13' 4" x 9' 11" ( 4.06m x 3.02m )

Front aspect double glazed window and radiator.

## Bedroom Two 12' 8" x 9' 3" ( 3.86m x 2.82m )

Rear aspect double glazed window. Radiator, airing cupboard and a separate store cupboard.

## Bedroom Three 9' 10" x 6' 1" ( 3.00m x 1.85m )

Front aspect double glazed window. Radiator and over the stairs storage.

## Bathroom

Two rear aspect double glazed window. Walk in shower, wash hand basin, toilet and radiator.

## Front Garden

Paved driveway leading up to the front entrance.

## Rear Garden

Partially paved area with a grassed 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: PWI103513 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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