

for sale

offers over **£470,000** Freehold



Yale Road Willenhall WV13 2JN

This well presented detached property is offered onto the market and would be a perfect family home. Located in a popular residential estate offering close links to local amenities and schools. The property is perfectly located for travel links leading to Willenhall and Bilston town centres.

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- Energy Rating: Awaited
- DETACHED PROPERTY
- CENTRAL HEATING
- PRIVATE REAR GARDEN
- FOUR/ FIVE BEDROOMS



Property Details

Hallway

Doors leading to stairs and;

Living Room Irregular Shaped Room 15' 1" Max x 11' 2" Max (4.60m Max x 3.40m)

Rear aspect double glazed windows and double doors leading out to garden.

Dining Room Irregular Shaped Room 11' 4" Into Bay x 7' 11" (3.45m Into Bay x 2.41m)

Front aspect double glazed bay window.

Kitchen Irregular Shaped Room 14' 9" Max x 8' (4.50m Max x 2.44m)

Rear aspect double glazed window and door leading out to the rear garden. Wall and base units with space for appliances. The kitchen is a modern standard including a built in gas hob and over head extractor.

Downstairs W/C

Front aspect double glazed window. Toilet and wash hand basin.

Reception Room/ Bedroom Five Irregular Shaped Room 15' 4" x 8' 3" Max (4.67m x 2.51m)

Front aspect double glazed window.

Landing

Doors leading to bedrooms, family bath and store cupboard.

Bedroom One Irregular Shaped Room 13' 3" Max x 12' 2" Max (4.04m Max x 3.71m)

Front aspect double glazed windows with door leading to En Suite.

En Suite

Front aspect double glazed window. Walk in shower, toilet and wash hand basin.

Bedroom Two 12' 6" x 8' 5" (3.81m x 2.57m)

Rear aspect double glazed window.

Bedroom Thee 9' 1" x 8' 5" (2.77m x 2.57m)

Rear aspect double glazed window and store cupboard.

Bedroom Four 9' 1" x 7' 1" (2.77m x 2.16m)

Rear aspect double glazed window.

Bathroom

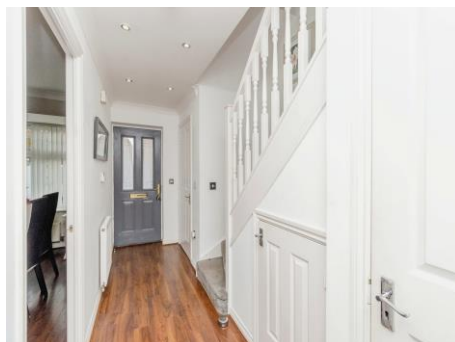
Side aspect double glazed window. Corner bath with shower head from taps, toilet and wash hand basin.

Front Garden

Paved driveway offering ample off road parking leading to the front entrance of the property.

Rear Garden

Paved and decking patio area perfect for an outdoor seating. Grassed area with a wooden plant bed boarder.





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

To view this property please contact Paul Dubberley on

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14 New Road
 WILLENHALL WV13 2BG

Tenure: Freehold

EPC Rating: Awaited

Property Ref: PW1103600 - 0003

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