

for sale  
**£220,000** Freehold



Gerrard Road Willenhall WV13 3LB



# Gerrard Road Willenhall WV13 3LB



## Property Description

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## Porch

Front aspect window and access via side aspect door.

## Entrance Hall

Front aspect window. Stairs leading to landing and doors leading to;

## Lounge

11' 9" x 12' 1" Max ( 3.58m x 3.68m Max )  
Front aspect window and feature fireplace.

## Kitchen/Diner

10' 8" x 18' 8" Max ( 3.25m x 5.69m Max )  
Kitchen- Rear aspect window. Wall and base units with an inset sink, built in hob and oven.  
Diner- Rear aspect french doors opening onto the rear garden and feature fireplace.

## Side Entry

Rear door leading to garden and doors to;

## Utility Room

7' 5" x 8' 8" ( 2.26m x 2.64m )  
Rear aspect window. Base units with inset sink. There is also space for appliances including plumbing for washing machine.

## Downtairs W/C

Side aspect window and low level flush toilet.

## Garage

16' 2" x 8' 6" ( 4.93m x 2.59m )  
Side aspect window and door giving access to the front of the property.

## Landing

Side aspect window and store cupboard.  
Doors leading to;

## Bedroom One

Irregular Shaped Room 12' 3" x 11' 3" Max ( 3.73m x 3.43m )  
Front aspect window.

## Bedroom Two

10' 7" x 11' 3" Max ( 3.23m x 3.43m Max )  
Rear aspect window.

## Bedroom Three

9' 8" Max x 7' 9" ( 2.95m Max x 2.36m )  
Front aspect window and built in storage.

## Shower Room

Rear aspect window. Walk in shower cubicle, low level flush toilet and wash hand basin.

## Front Garden

Tarmac drive and lawn area to side.

## Rear Garden

Patio area leading onto lawn. The lawn has a slab border/path with shrubbery surrounding. There is also a shed with wooden decking area.

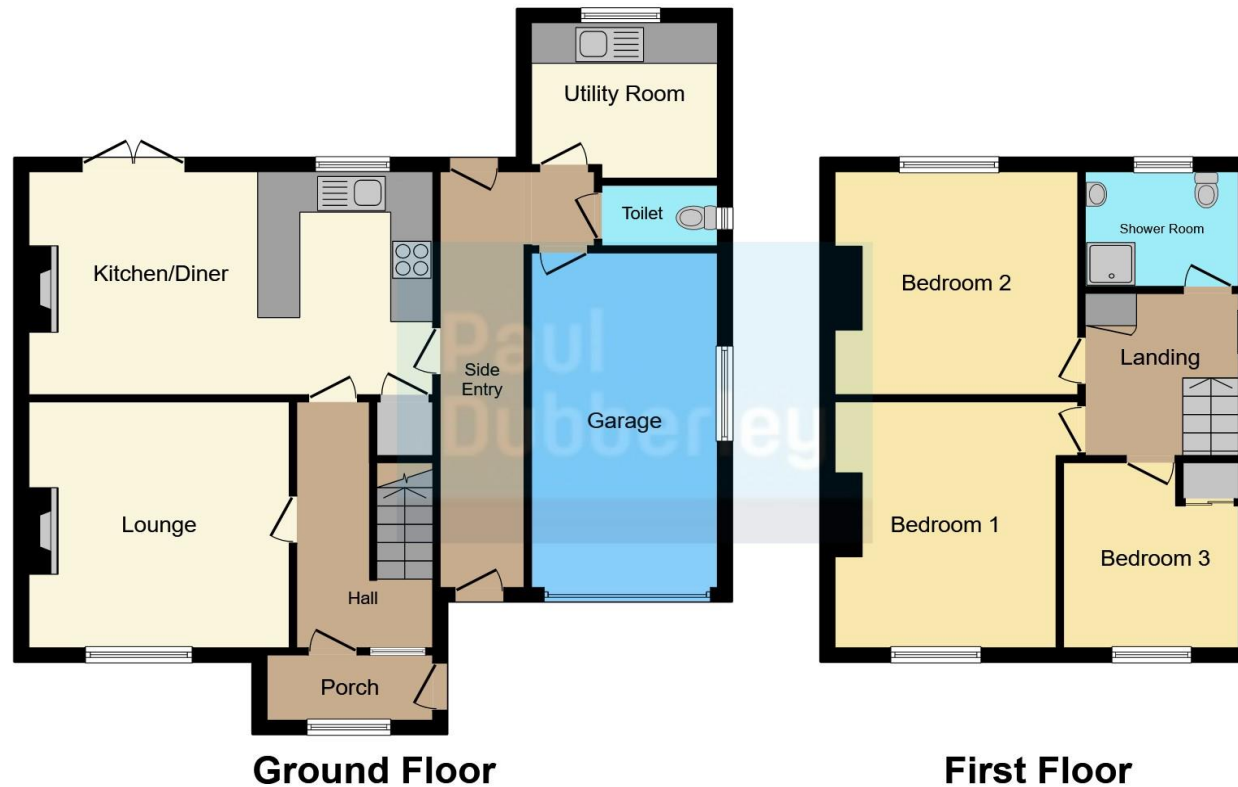












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**EPC Rating: Awaited**

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