

for sale  
**£200,000** Freehold



Aston Road Willenhall WV13 3DA



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## Property Description

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## Porch

Double doors leading to hallway.

## Hall

Store cupboard, stairs leading to landing and doors to;

## Living / Dining Room

29' 1" Max x 11' 5" Max ( 8.86m Max x 3.48m Max )

To the front there is a double glazed bay window. To the rear there is a side and rear aspect double glazed window.

## Kitchen

Irregular Shaped Room 12' 8" x 7' 7" Max ( 3.86m x 2.31m)

Wall and base units with space for appliances. Door to rear hall.

## Rear Hall

Doors leading to rear garden and shower room.

## Shower Room

Side aspect double glazed window. Shower unit, toilet and wash hand basin with tiled walls.

## Landing

Side aspect double glazed window and doors

leading to;

## Bedroom One

13' 7" Into bay x 11' 1" Into wardrobe ( 4.14m Into bay x 3.38m Into wardrobe )

Front aspect double glazed bay window and built in wardrobes.

## Bedroom Two

10' 7" x 12' 5" Max ( 3.23m x 3.78m Max )

Rear aspect double glazed window and built in wardrobe.

## Bedroom Three

8' 2" x 5' 9" ( 2.49m x 1.75m )

front aspect double glazed window.

## Bathroom

Rear aspect double glazed window. Bath, toilet and wash hand basin with tiled splash prone areas.

## Front Garden

Gated tarmac driveway.

## Rear Garden

Lawn area with brick built storage.













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](http://www.focalagent.com)

To view this property please contact Paul Dubberley on

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**EPC Rating: Awaited**

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