

for sale  
**£170,000** Freehold



Noose Lane Willenhall WV13 3BT

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## Property Description

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## Porch

Door to hall.

## Hall

Stairs leading to landing and door to living room.

## Living Room

13' x 14' 10" Max ( 3.96m x 4.52m Max )  
Front aspect double glazed window and radiator.

## Dining Room

7' 8" x 17' 9" ( 2.34m x 5.41m )  
Side aspect double glazed window and radiator.

## Rear Hall

Doors leading to bathroom and kitchen.

## Kitchen

Irregular Shaped Room 11' 1" x 8' 8" Max ( 3.38m x 2.64m )  
Side and rear aspect double glazed windows including door leading to garden. Wall and base units offering ample storage with the benefit of built in oven and gas hob. There is also space for appliances.

## Bathroom

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

splash prone areas.

## Landing

Door leading to;

## Bedroom One

9' 8" x 17' 9" Max ( 2.95m x 5.41m Max )  
Front aspect double glazed window and radiator.

## Bedroom Two

11' 4" x 8' 3" Max ( 3.45m x 2.51m Max )  
Rear aspect double glazed window, radiator and wardrobe.

## Bedroom Three

8' 7" x 8' 5" ( 2.62m x 2.57m )  
Rear aspect double glazed window and radiator.

## Garage

15' 5" x 8' 7" ( 4.70m x 2.62m )  
Side aspect window, door to garden and an up and over door to the front.

## Front Garden

Blockpaved and tarmac drive with steps to porch and access to garage.

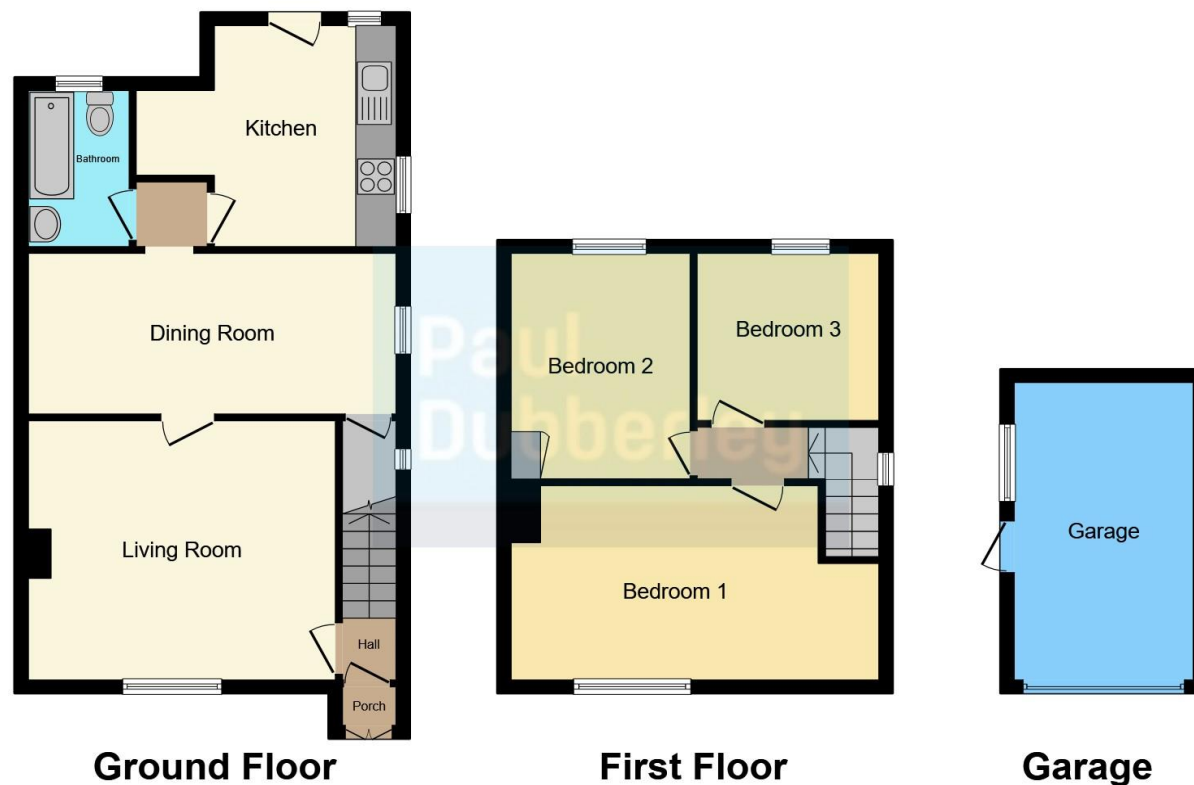
## Rear Garden

Block paved with walkway through lawn area and door into garage.









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**EPC Rating: Exempt**

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