

for sale

£260,000 Freehold



Sandringham Avenue Willenhall WV12 5TQ

- Energy Rating: D
- NO UPWARD CHAIN
- OFF STREET PARKING
- RECENTLY RENOVATED THROUGHOUT
- SPACIOUS GARAGE



# Property Details

## **Living Room** 14' 4" x 10' 9" ( 4.37m x 3.28m )

Spacious family living room, open double doors leading to open plan kitchen, fitted central heating radiator, front facing window overlooking driveway.

## **Kitchen/Dining Room** 13' 7" x 18' 7" ( 4.14m x 5.66m )

Double to doors leading to garden, newly fitted kitchen worktops, modern island counter, integrated fridge/freezer, hob and sink.

## **Bedroom One** 15' 9" x 9' 8" ( 4.80m x 2.95m )

front facing window, room for double bed and furniture units

## **Bedroom Two** 13' 1" x 9' 8" ( 3.99m x 2.95m )

rear facing window, central heating radiator and room for double bed and furniture units

## **Bedroom Three** 9' 2" x 6' 8" ( 2.79m x 2.03m )

Rear facing window room for bed and furniture units

## **Bathroom** 7' 8" x 6' 8" ( 2.34m x 2.03m )

Recently renovated top of the range bathroom, fitted shower,toilet and sink basin

## **Garage** 16' 4" x 8' 2" ( 4.98m x 2.49m )

front access to driveway, can be used as storage or to park vehicle, rear access through to garden

## **Hall** 14' 4" x 5' 7" ( 4.37m x 1.70m )

Spacious hallway providing access to all downstairs rooms, access to first floor of property and porch.

## **Porch** 2' 2" x 8' ( 0.66m x 2.44m )





To view this property please contact Paul Dubberley on

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Property Ref: PWI103935 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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