

for sale

offers in the region of **£230,000** Freehold



Balmoral Drive Willenhall WV12 5TT

- Energy Rating: D
- THREE BEDROOMS
- PERFECT FAMILY HOME
- OFF STREET PARKING
- CONSERVATORY



# Property Details

**Porch** 3' 5" x 7' 8" ( 1.04m x 2.34m )

**Hall** Irregular Shaped Room 13' 5" x 5' 8" ( 4.09m x 1.73m)

Access to porch, gas central heating radiator, provides access to upstairs, reception room and kitchen

**Living Room** 14' 4" x 11' 4" ( 4.37m x 3.45m )

Front facing window, fully fitted fireplace, room for furniture

**Dining Room** 12' x 11' 4" ( 3.66m x 3.45m )

Central heating radiator, ideal use for a dining room, or second reception room, provides access to conservatory through sliding doors

**Kitchen** 8' 8" x 11' 4" ( 2.64m x 3.45m )

Fully fitted kitchen, room for white goods, hob and splash proof tiles rear access to garden and rear facing window

**Conservatory** 9' 8" x 9' 8" ( 2.95m x 2.95m )

UPVC conservatory, natural light throughout, perfect for in the summer with natural warmth, provides access to garden

**Bedroom One** Irregular Shaped Room 15' x 8' 8" ( 4.57m x 2.64m)

front facing window, central heating radiator, room for double bed and storage units

**Bedroom Two** Irregular Shaped Room 13' 1" x 8' 8" ( 3.99m x 2.64m)

central heating radiator, room for double bed and additional storage units

**Bedroom Three** 7' 8" x 7' 2" ( 2.34m x 2.18m )

front facing windows, gas central heating radiator

**Bathroom** 8' 8" x 7' 8" ( 2.64m x 2.34m )

Fully fitted bathroom, partly tiled, rear facing window, shower, toilet and sink basin







To view this property please contact Paul Dubberley on

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Property Ref: PWI103947 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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