

for sale

offers in the region of **£220,000** Freehold



Balmoral Drive Willenhall WV12 5TT

****THREE BEDROOM SEMI-DETACHED HOUSE**** Located on a popular residential estate offering off street parking, Schools in close proximity and Excellent transport links. Viewings highly recommended to appreciate size and layout of the property.

Balmoral Drive Willenhall WV12 5TT

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







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

To view this property please contact Paul Dubberley on

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14 New Road
 WILLENHALL WV13 2BG

Property Ref: PWI103947 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PWI103947



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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