

for sale

offers in the region of **£325,000** Freehold



Gough Street Willenhall WV13 1HD

Perfect opportunity to acquire this ****FOUR BEDROOM DETACHED FAMILY HOME**** with a town centre location. Comprising of **OFF STREET PARKING**, Excellent Transport Links, Schools and amenities within close proximity. Viewings Highly Recommended to appreciate size and layout of the property!!



Property Details

Living Room Irregular Shaped Room 18' 3" x 12' 1" (5.56m x 3.68m)
Front facing large window, central heating radiator, stairs providing access to first floor.

Garage 16' 6" x 7' 8" (5.03m x 2.34m)
Used for storage currently, can be used to fit a car alternatively.

Kitchen Irregular Shaped Room 17' 1" x 18' 3" (5.21m x 5.56m)
Fully fitted kitchen, partly tiled, fitted hob,dishwasher, fitted breakfast bar, plenty of space for additional white goods

Bedroom One 11' 4" x 12' 1" narrowing to (3.45m x 3.68m narrowing to)
Spacious square room, space to fit a double bed comfortably, additional space for furniture and storage.

Bedroom Two 10' 1" x 13' 1" narrowing to (3.07m x 3.99m narrowing to)
Spacious second bedroom with double bedroom, space for storage.

Bedroom Three 14' 1" narrowing to x 7' 5" (4.29m narrowing to x 2.26m)
Spacious bedroom, can fit double bed and have room for storage

Bedroom Four Irregular Shaped Room 9' 3" x 9' 1" (2.82m x 2.77m)
smaller bedroom currently used as storage, space for bedroom, and storage

Bathroom 5' 9" x 9' 1" (1.75m x 2.77m)
separate shower and bath, tiled throughout, toilet and sink basin.

Landing Irregular Shaped Room 9' 5" x 11' 4" (2.87m x 3.45m)
spacious landing providing access to bedrooms and family bathroom

Utility
Downstairs W.C attached to utility, boiler access and currently has washing machine in use





To view this property please contact Paul Dubberley on

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14 New Road
WILLENHALL WV13 2BG

Property Ref: PWI103948 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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