



Not for marketing purposes INTERNAL USE ONLY

Little Island Drive Willenhall

Little Island Drive Willenhall WV13 1JS

for sale
£260,000



Property Description

An extremely well presented three story modern town house, situated in a convenient location close to local amenities and excellent transport links. Having the benefit of gas central heating and double glazing throughout and briefly comprising three double bedrooms, master bedroom with shower room ensuite, further family bathroom, ample sized lounge, modern fitted kitchen with appliances to include built in oven/hob and fridge/freezer. With garden to rear, off road parking and integral garage to the fore.

VIEWINGS HIGHLY RECOMMENDED TO APPRECIATE LAYOUT AND SIZE WITHIN. CALL NOW 01902 633 323

Entrance Porch

Door to front and further door into hallway.

Entrance Hall

Door to front, stairs to the first floor, central heating radiator and doors to.

Reception Room

9' 8" x 15' (2.95m x 4.57m)
Rear facing double doors leading to garden, rear facing window, spacious lounge/living space and central heating radiator.

W.C

Low level WC and wash hand basin.

Garage

14' 7" x 8' 8" (4.45m x 2.64m)
internal garage, excellent storage space/room for small car

Landing

Having stairs from the entrance hall, further staircase to the second floor and doors to.

Kitchen

15' 3" x 7' 8" (4.65m x 2.34m)
Two windows to the front, fully fitted kitchen, with a range and wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, integrated oven and hob with cookerhood over, plumbing for washing machine and space for fridge freezer.

Living Room

10' 5" x 15' (3.17m x 4.57m)
Double doors and window to the rear, Juliet balcony.

Second Floor Landing

Stairs from the first floor and doors to.

Bedroom One

15' x 10' 1" (4.57m x 3.07m)
Spacious master bedroom with en suite bathroom, central heating radiator

En-Suite

7' 5" x 3' 3" (2.26m x 0.99m)
Part tiled with shower cubicle, low level WC wash hand basin,

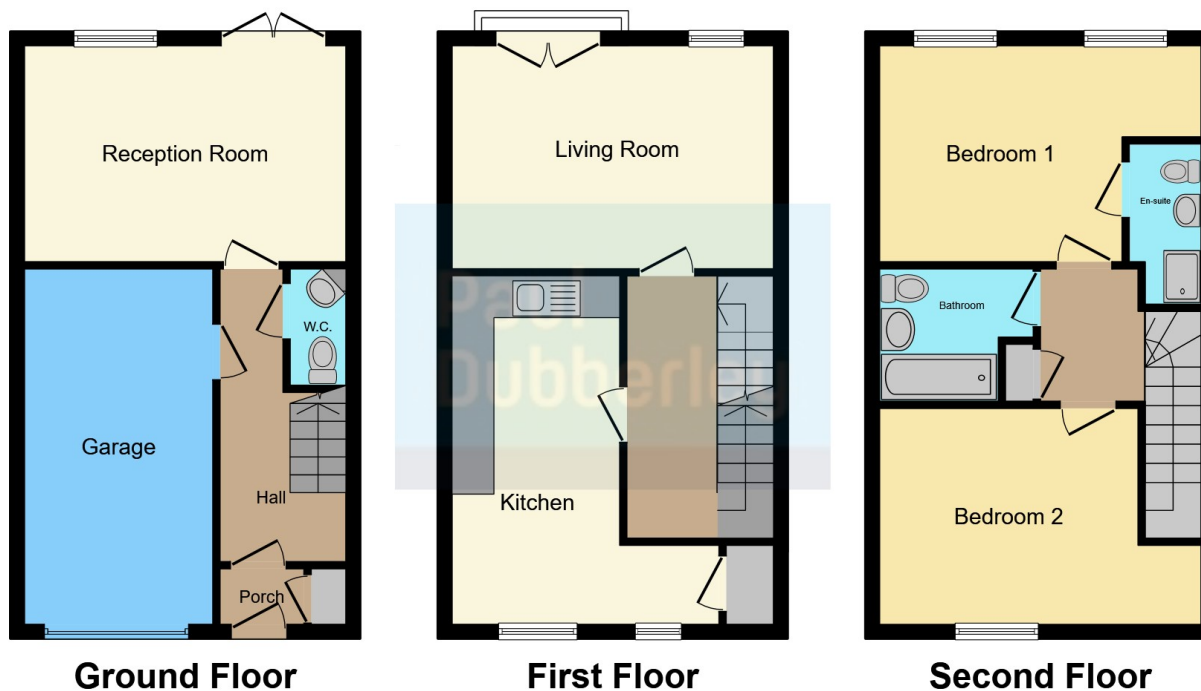
Bedroom Two

10' 4" x 15' (3.15m x 4.57m)
Double Juliet doors and front facing window, space for double bed and additional storage space, central heating radiator

Bathroom

6' 2" x 7' 2" (1.88m x 2.18m)
Part tiled, bath with shower over, low level wc and wash hand 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

EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

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