

for sale
£280,000 Freehold

**Paul
Dubberley**



Willow Avenue WOLVERHAMPTON WV11 1DN

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Property Description

Paul Dubberley are proud to present this modern perfectly presented semi-detached Three bedroom family home, situated in a convenient location close to local amenities and local transport links. This property comprises of three bedrooms and an additional loft conversion room, two bathrooms, modern fitted kitchen including built in oven and hob, kitchen with double doors leading to beautiful garden.

Located on a popular residential estate, Willow Avenue boasts a being in a quiet location with the popular Bentley Bridge Shopping Centre only an 8 minute drive away. Offering a range of restaurants and shops along side a pure gym. Within a 5 minute drive from the property there is also New Cross hospital.

Being a ideal family home, families will be happy to hear that the nearest Primary School is within a 4 minute drive and the nearest Secondary School only a 3 minute drive.

Willow Avenue is also within a 15 minute drive from Wolverhampton City Centre offering additional amenities.

The M54 and M6 motorways are also nearby.

VIEWINGS HIGHLY RECOMMENDED TO APPRECIATE THE LAYOUT AND SIZE WITHIN. CALL NOW ON 01902633323!

Entrance Hall

15' 7" x 6' 2" (4.75m x 1.88m)

Door to front, stairs leading to first floor, central heating radiator and doors leading to;

Lounge/Dining Room

24' 1" x 11' 4" (7.34m x 3.45m)

Curved bay window, modern chimney area, gas central heating radiator.

Wc

11' 8" x 13' 5" (3.56m x 4.09m)

low level wc and wash hand basin.

Kitchen

11' 8" x 13' 5" (3.56m x 4.09m)

Two rear double glazed windows, fully fitted kitchen, with a range of wall and base units with work surfaces over, brown composite sink and drainer oven and hob with cookerhood over, integrated washing machine/dishwasher and space for fridge freezer. Island central of kitchen and double doors leading to garden.

Landing

having stairs from the entrance hall, further staircase leading to second floor and doors leading to;

Bedroom One

11' 1" x 11' 4" (3.38m x 3.45m)

master bedroom room for double bed, curved bay window and central heating radiator.

Bedroom Two

7' 8" x 11' 4" (2.34m x 3.45m)

great sized bedroom, gas central radiator, room for additional storage space and double bed.

Bedroom Three

6' 8" x 6' 2" (2.03m x 1.88m)

front double glazed window and gas central radiator.

Shower Room

7' 8" x 6' 2" (2.34m x 1.88m)

rear double glazed window, walk in shower and low level wc.

Converted Loft Room

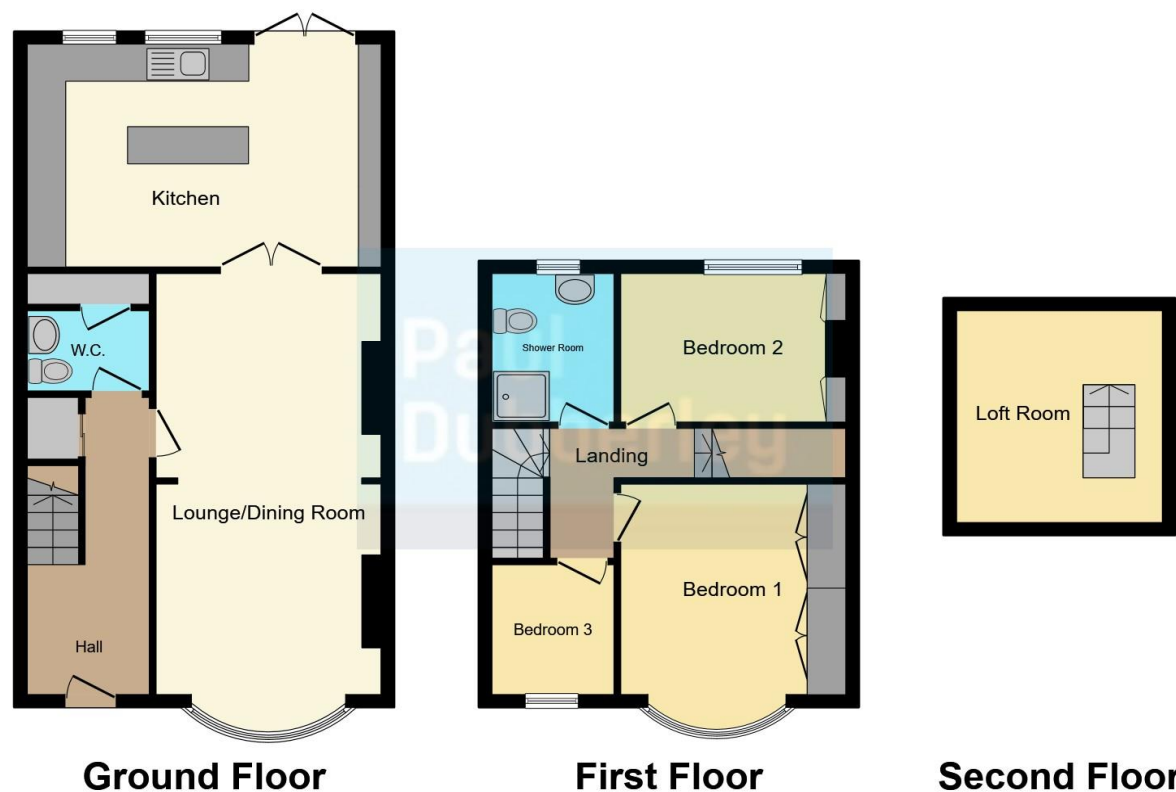
11' 4" x 10' 8" (3.45m x 3.25m)

loft conversion, plenty of storage space, velux windows.









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
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EPC Rating: E Council Tax
 Band: A

view this property online PaulDubberley.co.uk/Property/PWI104001

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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