

for sale

£150,000 Freehold



Essington Road Willenhall WV12 5DW

Excellent opportunity for **FIRST TIME BUYERS** to acquire this perfectly situated **THREE BEDROOM FAMILY HOME WITH NO UPWARD CHAIN** in the heart of New Invention !! Boasting generous sized bedrooms, we highly recommend to book a viewing to appreciate the size and layout within!!

Essington Road Willenhall WV12 5DW

Porch

3' x 8' (0.91m x 2.44m)

Entrance porch to hall.

Hall

17' x 6' 3" (5.18m x 1.91m)

Hall with stairs leading to first floor and doors leading to;

Living Room

13' 1" x 11' 9" (3.99m x 3.58m)

Spacious living area, double glazed bay window and gas central radiator.

Kitchen/Dining Room

11' 1" x 18' 7" (3.38m x 5.66m)

Spacious kitchen with room for dining area, partially tiled, double glazed windows looking out to garden.

Hall

4' 1" x 3' 9" (1.24m x 1.14m)

hall leading to WC.

Wc

4' 9" x 3' 9" (1.45m x 1.14m)

Low level toilet, gas central radiator.

Store

4' 6" x 3' 9" (1.37m x 1.14m)

Landing

11' 4" x 6' 3" (3.45m x 1.91m)

Stairs leading to first floor landing with doors leading to;

Bedroom One

13' 1" x 12' 1" (3.99m x 3.68m)

double glazed windows, gas central radiator.

Bedroom Two

11' 8" x 12' 1" (3.56m x 3.68m)

Double glazed windows and gas central radiator.

Bedroom Three

6' 8" x 7' 5" (2.03m x 2.26m)

Double glazed windows and gas central radiator.

Bathroom

5' 5" x 7' 5" (1.65m x 2.26m)

Tiled bathroom with low level toilet, wash hand basin and fitted bath tub.







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: PWI104143 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: A

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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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