

for sale

offers over **£290,000** Freehold

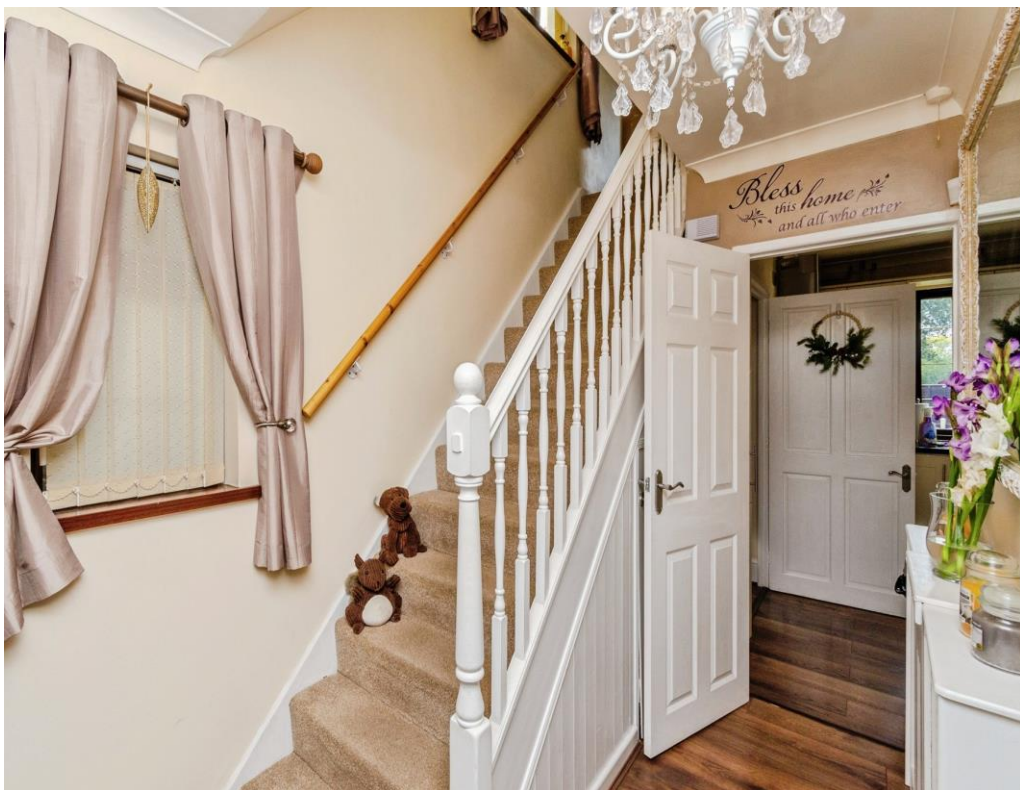
**Paul  
Dubberley**



Dovedale Avenue Willenhall WV12 4NA



# Dovedale Avenue Willenhall WV12 4NA



## Property Description

Located in a popular and well-established residential area, this beautifully presented three-bedroom semi-detached family home on Dovedale Avenue offers spacious living throughout and is ideal for families looking to upsize to their former family home. CALL 01902 633 323 TO BOOK A VIEWING NOW!!

Upon entry, you are greeted by a welcoming entrance hallway, offering access to the main living spaces and stairs to the first floor.

To the front of the property is a generously sized lounge, boasting a large double-glazed front window overlooking the driveway that floods the room with natural light, along with a feature fireplace creating a warm and homely atmosphere.

To the rear is a spacious open-plan dining area that flows effortlessly into the modern fitted kitchen, complete with a range of wall and base units, work surfaces, integrated oven/hob, and space for appliances. The layout makes this an ideal space for both day-to-day living and entertaining guests. A door leads to a bright conservatory which then provides access out to the rear garden, making indoor-outdoor living easy in warmer months.

Upstairs, the property offers three well-proportioned bedrooms, including two comfortable doubles and a generous single - perfect for a child's bedroom, guest room, or home office.

A well-maintained family bathroom features a modern three-piece suite with walk in shower over, wash basin, and WC, all finished in neutral tones.

## Hallway

10' 9" x 6' 2" ( 3.28m x 1.88m )

## Living Room

10' 9" x 14' 4" ( 3.28m x 4.37m )

## Kitchen

10' 1" x 18' ( 3.07m x 5.49m )

## Conservatory

9' 8" x 9' 8" ( 2.95m x 2.95m )

## Bedroom One

8' 8" x 15' 1" ( 2.64m x 4.60m )

## Bedroom Two

10' 8" x 12' ( 3.25m x 3.66m )

## Bedroom Three

6' 8" x 8' 6" ( 2.03m x 2.59m )

## Family Bathroom

5' 9" x 6' 2" ( 1.75m x 1.88m )













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](http://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: C Council Tax  
 Band: B

**view this property online** [PaulDubberley.co.uk/Property/PWI104187](http://PaulDubberley.co.uk/Property/PWI104187)

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