

for sale

£500,000 Freehold



Somerford Place Willenhall WV13 3DZ

A truly impressive detached family residence situated in a highly-regarded and convenient location in Willenhall. The property has been thoughtfully extended and enhanced to provide flexible accommodation for a growing family, with plenty of room for entertaining, relaxing and everyday living.

Somerford Place Willenhall WV13 3DZ

Cellar

Cellar offering storage.

Hall

16' 4" x 10' 1" (4.98m x 3.07m)

A welcoming hallway with neutral decor and wood flooring, providing access to the ground floor accommodation.

Dining Room

11' 7" x 11' 7" (3.53m x 3.53m)

Wc

2' 6" x 8' 5" (0.76m x 2.57m)

Bedroom/Living Area

11' 8" x 13' 1" (3.56m x 3.99m)

A flexible room currently arranges as a bedroom with a en-suite, offering potential use as home office, guest suite or playroom.

Utility

4' 5" x 8' 8" (1.35m x 2.64m)

A practical separate space for laundry and storage, complete with sink and counter workspace.

Kitchen

29' 1" x 20' 3" (8.86m x 6.17m)

The true heart of the home-This impressive open plan space features a high-quality fitted kitchen with modern wall and base units, integrated oven, hob, and extractor. A stylish island provides breakfast seating, while the adjoining dining and sitting area boasts vaulted ceilings, skylights, and bi-fold doors opening out to the garden, flooding the room with natural light. Perfect for family gatherings and entertainment.

Lounge/Family Room

25' 5" x 13' 1" (7.75m x 3.99m)

A bright and spacious main reception room with features coving and french doors leading to the garden space for both living and dining furniture.

Landing

13' 5" x 6' 5" (4.09m x 1.96m)

Bedroom One

16' 4" x 12' 4" (4.98m x 3.76m)

A spacious double bedroom with large window, finished in neutral tones with ample space for wardrobes and furniture. En-suite with wash hand basin and low level toilet.

Bedroom Two

18' x 14' 5" (5.49m x 4.39m)

Another generous double bedroom with large front facing window



with bright and airy decor.

Bedroom Three

14' x 9' (4.27m x 2.74m)

Cosy double or study room ideal for child's bedroom or home work space.

Bedroom Four

9' 3" x 9' 8" (2.82m x 2.95m)

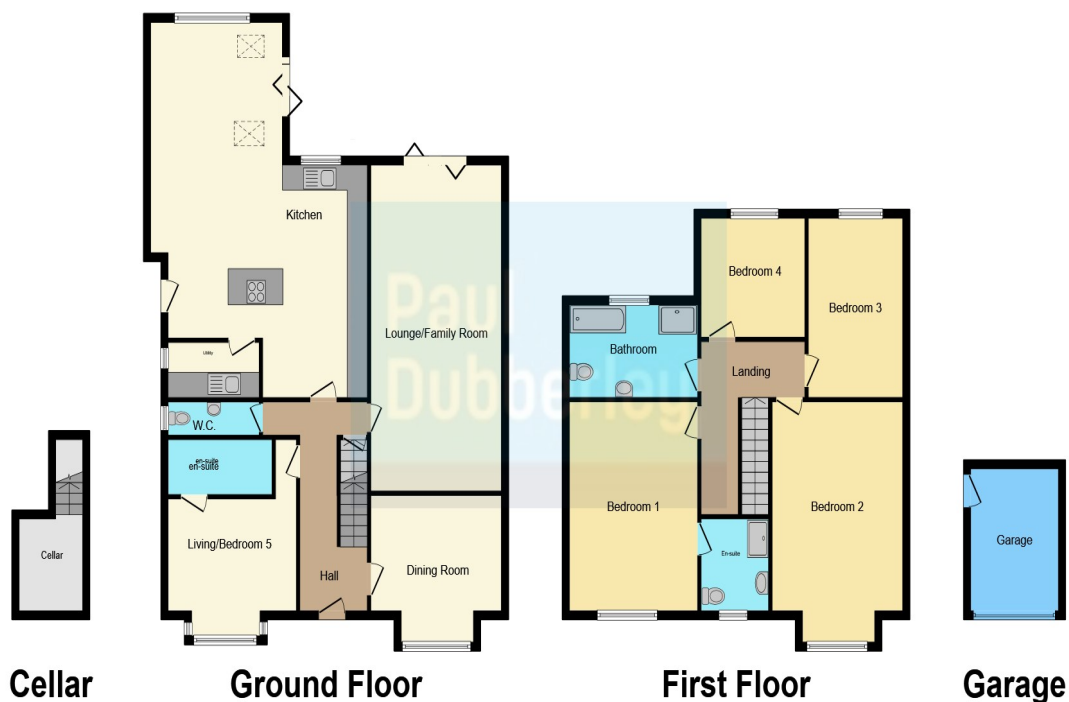
Further single bedroom with flexibility to be used as bedroom, nursery, or dressing room.

Bathroom

7' 2" x 12' 4" (2.18m x 3.76m)

A luxurious, fully tiled bathroom featuring free standing bath, walk in shower, modern vanity unit, and heated towel rail-creating a spa-like retreat.





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

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Property Ref: PWI104230 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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