

for sale

£250,000 Freehold



Wingate Road Walsall WS2 0AS

This incredibly well presented three-bedroom semi-detached home is located in the desirable Bentley area of Walsall. Offering an excellent choice for first-time buyers or families looking for a ready-to-move-into property with good local amenities.



Property Details

Porch 3' 1" x 6' 8" (0.94m x 2.03m)

The property is welcomed by an enclosed entrance porch, providing practical space for storage of coats and shoes. Finished in a neutral style with tiled flooring and a part-glazed door, the porch also allows natural light to flow through whilst maintaining privacy.

Hall 14' 2" x 6' 8" (4.32m x 2.03m)

Leading to both the lounge and kitchen with staircase to first floor.

Lounge 27' 7" x 12' 1" (8.41m x 3.68m)

A generous open-plan living and dining space featuring a central fireplace, fitted carpet, and a window to the front aspect. Flows through to the conservatory for added living and dining flexibility.

Dining Room 11' 8" x 7' 2" (3.56m x 2.18m)

Situated just off the main living area, the dining room offers a generous and inviting space ideal for family meals and entertaining . The room benefits from a large window overlooking the rear garden allowing plenty of natural light to flow through.

Kitchen 25' 4" x 7' 2" (7.72m x 2.18m)

Stylish and functional kitchen offering ample worktop space, fitted cabinetry, gas hob, integrated oven, spot lighting and side access to door. Perfect for home cooking and family preparation.

Wc 5' 5" x 2' 6" (1.65m x 0.76m)

conveniently located on the ground floor, comprising of low level WC and compact wash basin. The space is finished with light tiled flooring and neutral decor, making it easy to maintain.

Conservatory 9' 3" x 12' 1" (2.82m x 3.68m)

Light-filled additional living space with garden views- ideal as relaxation room, playroom or dining area.

Landing 8' 5" x 6' 8" (2.57m x 2.03m)

Bedroom One 8' 8" x 12' 1" (2.64m x 3.68m)

double bedroom with built-in storage and a large window allowing plenty of natural light.

Bedroom Two 12' x 12' 1" (3.66m x 3.68m)

Another spacious double with neutral decor and built in storage space

Bedroom Three 9' 1" x 6' 8" (2.77m x 2.03m)

single room- ideal as a nursery, home office or guest room.

Bathroom 5' 5" x 6' 3" (1.65m x 1.91m)

Modern fitted shower room with glass walk-in enclosure, vanity storage and WC.





To view this property please contact Paul Dubberley on

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Property Ref: PWI104265 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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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