

for sale

offers over **£260,000** Freehold



Sandland Road Willenhall WV12 5EB

****EXTENDED KITCHEN**** Three bedroom Semi, in a great location. Near to transport routes and shops. Being sold with **NO UPWARD CHAIN!!!** This is the perfect family home or first time buy!!! Large garden, property is ready to move into! **CALL US NOW! 01902633323**

Sandland Road Willenhall WV12 5EB

N

Hall

7' 8" x 12' (2.34m x 3.66m)

hall leading to doors to;

Lounge

14' 5" x 12' (4.39m x 3.66m)

spacious dining rooms,space for storage,double doors leading to spacious garden.

Dining Room

10' 4" x 12' 1" (3.15m x 3.68m)

spacious dining room,space for storage,curved double glazed bay window.

Study

10' 1" x 10' 4" (3.07m x 3.15m)

Kitchen

18' 8" x 7' 5" (5.69m x 2.26m)

extended kitchen, built in work surfaces, room for house hold appliances.

Wc

5' 4" x 3' 2" (1.63m x 0.97m)

low level toilet and wash hand basin.

Landing

stairs onto landing with doors leading to bedrooms;

Bathroom

7' 3" x 6' 8" (2.21m x 2.03m)

Bedroom One

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

spacious bedroom room for double bed and storage.

Bedroom Two

12' 1" x 9' 8" (3.68m x 2.95m)

spacious bedroom,room for storage and double bed.

Bedroom Three

9' 8" x 12' 7" (2.95m x 3.84m)

space for double bed and storage cupboard.







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

T 01902 633323
E willenhall@pauldubberley.co.uk

14 New Road
 WILLENHALL WV13 2BG

Property Ref: PWI104034 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PWI104034



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.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk