



Rothesay Way,
Willenhall, WV12 4SE

Offers in the Region Of £219,950

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Paul Carr Estate Agents are delighted to market this well-presented dormer bungalow located in a quiet cul-de-sac in the highly sought after Summer Hayes area of Willenhall.

Offered with NO ONWARD CHAIN this lovely property comprises of an entrance hallway, fitted kitchen and separate laundry room, living room with a dining area converted from the original ground floor bedroom three.

A ground floor double bedroom has French doors to the rear garden and a recently refitted shower room off the inner hallway.

The first floor offers a further double bedroom and a bathroom.

A large storage area off the bathroom has restricted height and offers excellent scope for a further bedroom (subject to relevant planning consent).

To the outside is a paved driveway and front garden. To the rear is a lovely rear garden not overlooked at the rear.

This versatile property is offered with NO CHAIN, call Paul Carr Estate Agents to arrange an appointment to view!





Property Specification

Well Presented Dormer Style Bungalow
Two Bedrooms & Two Bathrooms
Popular Cul-de-Sac Location
Living Room & Dining Area (Formerly Bedroom 3)
Ground Floor Bedroom & Refitted Bathroom

Hall

Kitchen

3.80m (12'6") x 2.47m (8'1")

Laundry Room

2.75m (9') x 1.94m (6'4")

Living Room

5.17m (17') x 3.54m (11'7")

Dining Room

3.22m (10'7") x 2.42m (7'11")

Inner Hallway

Bedroom 2

3.67m (12') x 3.22m (10'7")

Bathroom

Landing

Bedroom 1

4.67m (15'4") x 3.72m (12'2") max

Bathroom

Storage

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: Water, Drainage, Electric, Gas

Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

