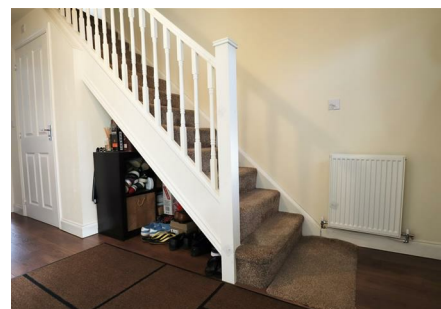
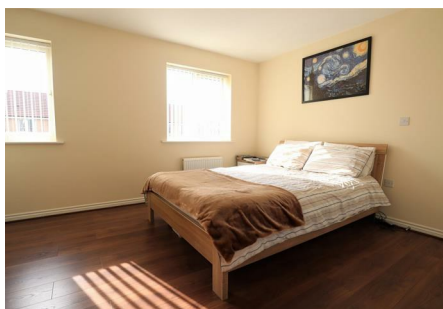


Grasmere Road, Willenhall, WV12 4JJ



Offers In The Region Of £280,000 Freehold



Looking for an immaculately kept spacious family home with four double bedrooms, two reception rooms, a downstairs WC, en suite and family bathroom with an internal garage offering extension potential? I think you've found your home! Grasmere Road is situated perfectly for access into Wolverhampton City centre whilst being just a short drive from the M6 motorway and with a range of popular schools within a short drive

or even walking distance, the property is a real must see for any growing family! Benefiting briefly from an entrance hallway, sitting room, lounge, downstairs WC, kitchen/diner, landing, four double bedrooms, an en suite shower room, family bathroom, plentiful storage spaces, an enclosed rear garden, internal garage and driveway for at least two vehicles. Grasmere Road can't be missed out on!



Entrance Hallway

Offering wooden effect flooring with access to sitting room, lounge, downstairs WC, storage, kitchen and stairs.

Sitting Room

9'5 x 7'9

A really useful second reception room with double glazed doors provide access to the room from the hallway with a radiator to front.



Kitchen/Diner

18'7 x 7'7

A really well proportioned modern kitchen/diner with double doors leading out into rear garden space, a radiator to the rear with complementary floor tiling. A range of matching base and wall units with roll top worksurfaces, over-sized stainless steel sink with space and plumbing for washing machine and dishwasher and a built in oven with hob and extractor fan above.

Lounge

15'3 x 11'1

A really spacious reception room with double glazed French doors leading out to rear garden with radiator and wooden effect flooring.



Downstairs WC

With a low level flush WC, hand sink basin with splash-back tiling with complementary floor tiling and radiator.

Landing

A large landing area providing access to all bedrooms, airing cupboard and storage space, loft access and family bathroom.

Bedroom One

13'3 x 12'10

A really well proportioned main bedroom with two double glazed windows to the front, radiator and access to en-suite shower room.



En Suite

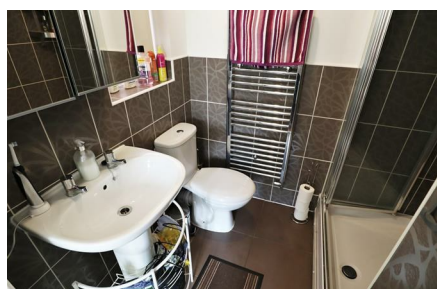
With a double glazed obscured glass window to the side, matching low level flush WC, pedestal hand basin with double length walk-in shower, finished with striking complementary tiling and heated towel rail in chrome.

Bedroom Two 12'5 x 10'3

A well proportioned double bedroom with a double glazed window to the front, radiator and carpeted flooring.

Bedroom Three 9'8 x 8'7

Another double bedroom with a double glazed window to the rear, radiator beneath and carpeted finish floor.



Bedroom Four 10'11 x 7'10

Far from a traditional 'box-room', yet another double bedroom with a double glazed window to the rear and radiator.

Bathroom

Offering a double glazed obscured glass window to the rear and radiator, matching bathroom suite with a low level flush WC, pedestal sink and paneled bath with shower above, finished with complementary tiled walls and floor.

Garage

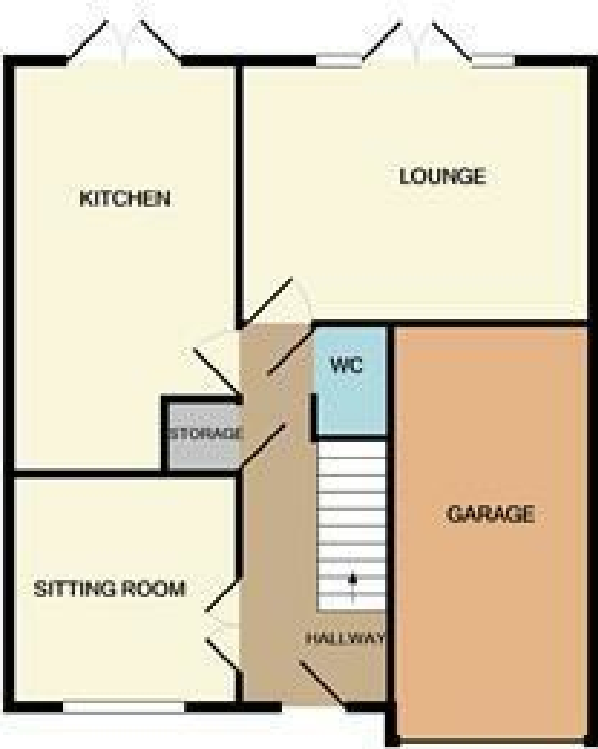
With an up-and-over metal door access with gas central heating boiler.

Externals

To the property frontage is a large



front driveway providing off-road parking for at least two vehicles, a lawn with pathway beyond at the side of the property leading to rear garden. The driveway leads to the integral garage with up-and-over metal door. To the property rear is a generous garden offering patio slabbed area leading down to law beyond and a side gate leads back to the front of the property.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC