

Road Map



Hybrid Map



Terrain Map



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Floor Plan



3 Spindle Tree Rise

Short Heath, Willenhall WV12 4BP

Offers In The Region Of
£380,000 Freehold

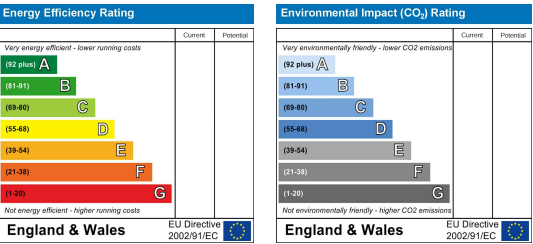


Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Graphs



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DESCRIPTION

Welcome to this stunning extended detached house located on Spindle Tree Rise in Willenhall. Built in 2006, this immaculate property boasts a generous 1,184 square feet of living space, making it an ideal family home.

As you enter, you are greeted by a charming canopy porch that leads into a welcoming entrance hall. The spacious lounge provides a perfect setting for relaxation, while the extended designer kitchen and family room is truly the heart of the home. Featuring bifolding doors that open up to the low maintenance rear garden, this area is perfect for entertaining or enjoying family time. The utility room and guest cloakroom/WC add to the convenience of this well-designed layout.

The property comprises four well-proportioned bedrooms, three of which come with built-in wardrobes, ensuring ample storage for all your needs. The fabulous bathroom/WC is both stylish and functional, catering to the demands of family life.

Additional features include gas central heating and PVCu double glazing, ensuring comfort and energy efficiency throughout the year. The integral garage provides secure parking, while the block-paved forecourt adds to the property's curb appeal.

This home offers a perfect blend of modern living and family-friendly accommodation, making it a must-see for anyone looking to settle in a desirable area. Don't miss the opportunity to make this exceptional property your own.

The internal accommodation may be more fully detailed as follows;- (all measurements approximate)

ON THE GROUND FLOOR

A TILED CANOPY PORCH

With composite double glazed entrance door opens into the;-

COMPACT RECEPTION HALLWAY

Having an easy rise Oak framed staircase leading to the first floor, single panel radiator with thermostatic valve, coved ceiling, attractive Karndean flooring and replacement Oak internal door opening into the;-

SPACIOUS FRONT LOUNGE measuring

19'1" max x 10'0" max (5.83m max x 3.07m max)

The focal point of which is provided by a wall mounted electric flame effect fire, PVCu double glazed window overlooks the fore garden, there are two single panel radiators each with thermostatic valves, coved ceiling, attractive Karndean flooring and a further Oak door leads into the;-

EXTENDED KITCHEN measuring

14'2" x 10'4" (4.32m x 3.17m)

Having a useful understairs storage cupboard, double panel radiator with thermostatic valve, recess with cold water plumbing connections for an American style fridge/freezer, a comprehensively equipped range of base and wall units with handleless doors, having a Quartz work surface, a Bosch induction electric hob with Neff extractor hood over, a one and a half bowl stainless steel sink with mixer tap, a Bosch steam oven, together with eye level fan assisted electric oven and separate coffee maker, built in full sized dishwasher, together with concealed waste bin unit and ice rack, concealed lighting, breakfast bar and being open to the;-

EXTENDED FAMILY ROOM measuring

21'6" x 11'10" (6.56m x 3.63m)

Having a log burner effect gas fire, media wall, two double panel designer radiators with thermostatic valves, a five section bi-fold doors with built in blinds, two skylight windows, inset ceiling lighting, Karndean hard floor and door leading to the;-

UTILITY ROOM measuring

7'1" x 5'2" (2.16m x 1.6m)

Having a complementary range of base and wall units incorporating a single drainer stainless steel sink unit with plumbing connections for automatic washing machine and tumble dryer, composite double glazed side door, matching hard flooring and door leading to the;-

FULLY FITTED GUESTS CLOAKS/WC

Having a contemporary white suite comprised of low level WC, vanity wash hand basin, PVCu double glazed window to the side aspect, double panel designer radiator with thermostatic valve and matching flooring.

ON THE FIRST FLOOR

A SPACIOUS CENTRAL LANDING AREA

With access panel to the loft space, former airing cupboard providing ample storage, and replacement Oak panelled doors radiating to the following;-

MASTER BEDROOM ONE measuring

12'3" x 10'2" min (3.74m x 3.1m min)

Having two PVCu double glazed windows to the front aspect, single panel radiator with thermostatic valve, arched recess over the stairwell, two built in wardrobes and door leading into the;-

PART TILED EN-SUITE SHOWER ROOM/WC

Having an expensive contemporary white suite comprised of low level WC with concealed cistern, floating vanity wash hand basin and shower

compartment with sliding glazed doors, gravity feed shower, single panel radiator with thermostatic valve, inset lighting, extractor fan and PVCu double glazed window to the side aspect.

FRONT BEDROOM TWO measuring

8'2" x 11'7" (2.5m x 3.55m)

Having a built in double wardrobe, single panel radiator and thermostatic valve, PVCu double glazed window to the front aspect.

REAR BEDROOM THREE measuring

7'8" x 10'5" (2.36m x 3.2m)

Having a single panel radiator with thermostatic valve, PVCu double glazed window to the rear aspect and built in double wardrobe.

REAR BEDROOM FOUR measuring

9'6" x 7'9" max (2.9m x 2.37m max)

Having a single panel radiator with thermostatic valve and PVCu double glazed window to the rear aspect.

MAIN FAMILY BATHROOM/WC

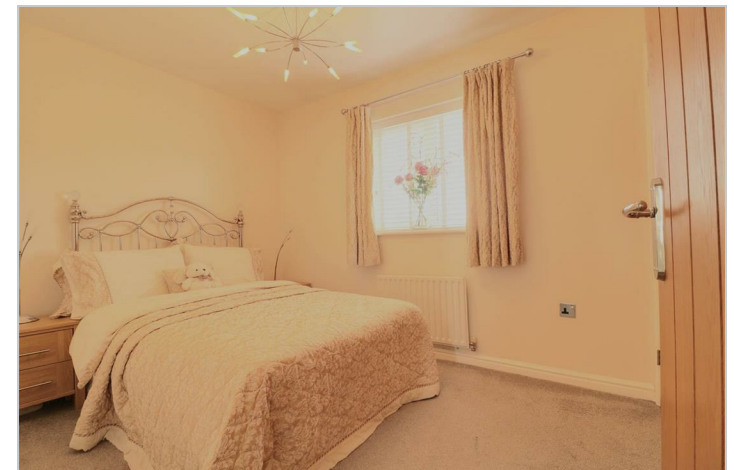
Being part tiled and having a contemporary white suite comprised of panelled bath with gravity feed shower and glazed screen, low level WC with concealed cistern, built in vanity wash hand basin with drawers under, single panel radiator with thermostatic valve, PVCu double glazed window to the side aspect and inset lighting.

OUTSIDE

A SINGLE CAR INTEGRAL GARAGE measuring

16'4" x 8'2" (5m x 2.5m)

Housing the recently replaced Worcester Bosch central heating (approximately 2 years old) and having an up and over garage door.



GARDEN

The forecourt area is fully paved with Granite block paving, providing parking for up to three large vehicles, and also includes detachable security bollards. There is a side pedestrian gated entrance leading to the fully enclosed rear garden, comprised of Indian stone paving, pathway with artificial turf, raised timber decking area with ornamental fish pond and BBQ area. The property has security external lighting to all three elevation walls and enjoys a private rear aspect.

GENERAL INFORMATION

TENURE: We are advised by the Vendor that the property is Freehold, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

COUNCIL TAX: We understand from www.voa.gov.uk that the property is listed under Council Tax Band D.

SERVICES: All mains services are assumed to be connected to the property. A BT Telephone point has been fitted in this property.

FIXTURES AND FITTINGS: Items detailed in these particulars are included in the sale and will pass with the property.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.