

Road Map



Hybrid Map



Terrain Map



Floor Plan



11 Hunts Lane, Willenhall WV12 5NZ Offers In The Region Of £370,000 Freehold

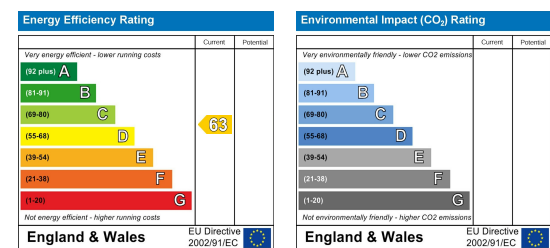


Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Graphs



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11 Hunts Lane

, Willenhall WV12 5NZ

Offers In The Region Of £370,000 Freehold



BRIEF DESCRIPTION

Nestled in the charming Hunts Lane of Willenhall, this delightful and spacious detached dormer bungalow offers a perfect blend of comfort and style. Boasting three bedrooms spread across 902 sq ft, this property is ideal for those seeking a cosy yet spacious home.

As you step inside, you'll be greeted by a large storm porch leading to a square entrance hall with stairs, setting the tone for the elegance that awaits within. The extended main lounge provides a generous space for relaxation and entertainment, perfect for unwinding after a long day.

The heart of this home lies in the split-level 'L' shaped kitchen/family room, complete with French doors that open up to the Sun Loggia and a utility room. Imagine enjoying your morning coffee bathed in natural light or hosting intimate gatherings in this inviting space.

With two ground floor bedrooms and a master bedroom on the first floor, this bungalow offers versatility and privacy for all residents. The main bathroom and en-suite provide convenience and luxury, ensuring a comfortable living experience.

Outside, the property is surrounded by beautiful gardens, offering a tranquil escape from the hustle and bustle of everyday life. The in and out driveway parking, along with access from Woodland Close, adds a touch of convenience to this idyllic setting.

Benefiting from gas central heating and PVCu double glazing, this bungalow is not only aesthetically pleasing but also practical and energy-efficient. Don't miss the opportunity to make this hidden gem your own slice of paradise in Willenhall. The accommodation maybe more fully detailed as follows: (all measurements approximate).

ON THE GROUND FLOOR

A LARGE ENCLOSED STORM PORCH

Of part brick and PVCu double glazed construction, with ceramic tiled flooring and modern composite entrance door leading into the:-

MAIN RECEPTION HALLWAY

Having an easy rise staircase leading to the first floor, PVCu double glazed window looking into the porch, wood effect flooring, double panel radiator, deep cloaks cupboard and replacement contemporary part glazed internal doors opening to the following accommodation:-

EXTENDED REAR LOUNGE measuring

17'9" x 11'7" (5.43m x 3.55m)

The focal point of which is provided by a feature chimney breast with Adam style fire surround, raised hearth and inset flame effect electric fire, single panel radiator with thermostatic valve, wood effect flooring and PVCu double glazed French doors opening to the rear decked terrace.

FRONT BEDROOM THREE/ALTERNATIVE DINING ROOM

measuring 9'10" x 10'4" min (measuring 3m x 3.16m min)

Having a PVCu double glazed bow window to the front elevation, together with double glazed window to the side aspect and single panel radiator with thermostatic valve.

EXTENDED REAR BEDROOM TWO measuring

20'4" max x 10'9" max (6.2m max x 3.28m max)

Having a single panel radiator with thermostatic valve, PVCu double glazed French doors leading to the rear decked area and two PVCu double glazed windows to the side aspect.

FULLY TILED RE-FITTED FAMILY BATHROOM/WC

Having a contemporary white suite comprised of roll topped bath and separate corner shower cubicle with glazed screen and shower fed by the central heating boiler, low level WC with concealed cistern and vanity wash hand basin, traditional style radiator with heated towel rail, PVCu double obscure glazed bow window to the frontal elevation and extractor fan.

REAR SPLIT LEVEL KITCHEN/FAMILY ROOM

family room measuring 17'9" x 8'10" (family room measuring 5.43m x 2.7)

This area has a double panel radiator, wood effect flooring, PVCu double glazed French doors opening into the:-

SUN LOGGIA measuring

11'5" x 9'2" (3.5m x 2.8m)

Having a step down to the:-

KITCHEN AREA measuring

13'7" x 8'2" (4.16m x 2.5m)

Comprised of cream coloured shaker style base and wall units incorporating a deep glazed kitchen sink, a Beaumatic five ring range style gas cooker with extractor hood over, integrated fridge and freezer, together with full sized dishwasher, Butcher's block effect work surfaces,

ceramic tiling to the splash back areas, PVCu double glazed window to the rear aspect and space for a kitchen table. A door leads into the:-

UTILITY AREA measuring

8'0" x 5'4" (2.45m x 1.64m)

With plumbing connections for washing machine and wall mounted Worcester Greenstar 28i Junior combination boiler, a self closing door leads into the:-

FORMER GARAGE measuring

11'0" x 8'2" (3.36m x 2.5m)

Now used as storage. Having metal garage doors and gas and electric meters.

ON THE FIRST FLOOR

A WELL LIT LANDING AREA

With doors radiating to the:-

MASTER BEDROOM measuring

18'1" x 11'3" (5.53m x 3.45m)

With sloping ceilings, incorporating two opening skylight windows, PVCu double glazed window looking out to the rear, over the rooftops of nearby Woodland Close, double panel radiator with thermostatic valve and built in bedroom furniture incorporating three single wardrobes and dressing table fitment.

PART TILED SHOWER ROOM/WC

Having a contemporary white suite comprised of spacious shower cubicle with electric shower, curtain and rail, wash hand basin, low level WC, built in shelving space, together with opening skylight window.



OUTSIDE

The property is well screened from the road, behind an Evergreen hedge and benefits from an In and Out tarmac driveway with low maintenance gravelled fore garden, providing parking for several vehicles. To the right hand side of the property, there are vehicular double opening wrought iron gates which lead to vehicular access extending to Woodland Close to the rear, which is also accessed by a further vehicular gated entrance. There is a spacious decked area to the rear of the property, incorporating the sun loggia and steps leading down to the level lawn with well stocked borders and conifer hedge screening. This is a mature garden setting, completing this individual and deceptively spacious attractive home.

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.

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.

