

for sale

offers over **£250,000** Freehold



Newent Close WILLENHALL WV12 4DG

THREE-BEDROOM DETACHED HOME offering spacious and well-balanced accommodation in a popular residential location.

Newent Close WILLENHALL WV12 4DG

Porch

Living Room

14' 5" x 15' 2" (4.39m x 4.62m)

Having bay fronted double-glazed window, feature fireplace, central heating radiator and central archway leading to:

Kitchen/Dining Room

11' 1" x 15' 1" (3.38m x 4.60m)

Having ample space for dining furniture, a range of wall and base units with work surfaces over, island/breakfast bar, rear double-glazed window and sliding doors with direct access to rear garden.

Landing

Stairs to first floor with doors leading to all rooms and family bathroom.

Bedroom One

11' 6" x 9' (3.51m x 2.74m)

Double bedroom having ample space for bedroom furniture, fitted wardrobes, central heating radiator and double-glazed window to front aspect.

Bedroom Two

7' 2" x 10' 4" (2.18m x 3.15m)

Second double bedroom having rear double-glazed window, integrated storage and central heating radiator.

Bedroom Three

6' 6" x 5' 11" (1.98m x 1.80m)

Single bedroom comprising double-glazed window to front aspect and central-heating radiator.

Bathroom

5' 8" x 7' 8" (1.73m x 2.34m)

Modern fitted bathroom comprising a paneled bath with shower overhead, WC and wash hand basin.

Rear Garden

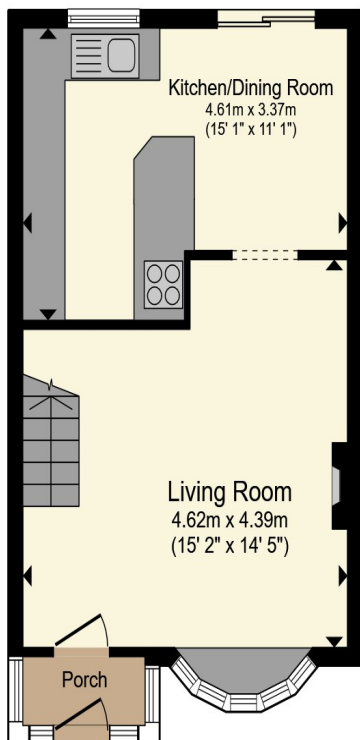
Generous private rear garden mainly laid to lawn, with patio area for outdoor furniture and outhouse for additional storage.

Agents Note

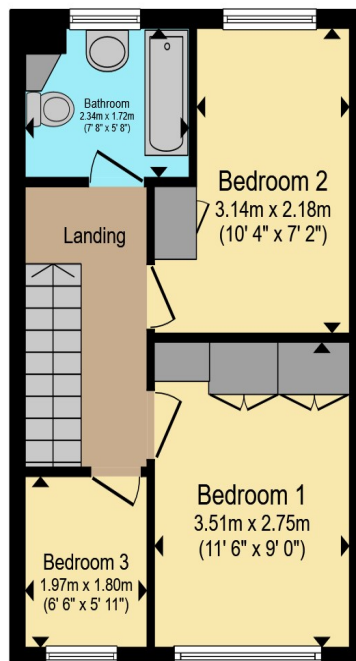
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.







Ground Floor



First Floor

Total floor area 68.0 m² (732 sq.ft.) approx

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.propertybox.io



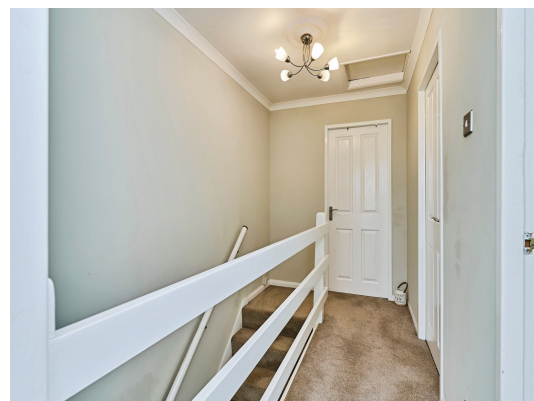
To view this property please contact Paul Dubberley on

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14 New Road
 WILLENHALL WV13 2BG

Property Ref: PWI104501 - 0004
 Tenure: Freehold EPC Rating: D
 Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PWI104501



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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.

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