Paul Dubberley

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for sale

£210,000 **Freehold**

Walsall Road Willenhall WV13 2DZ

Paul Dubberley are proud to present this well-presented and spacious THREE-BEDROOM MID-TOWNHOUSE arranged over three floors, offering versatile accommodation. The property benefits from modern bathroom fittings, a private rear garden and allocated parking (mandatory yearly cost) .

Walsall Road Willenhall WV13 2DZ

Hall

11' 8" x 6' 2" (3.56m x 1.88m)

A welcoming entrance hallway with wood-effect flooring, ceiling light point, radiator, and access to guest WC, kitchen and lounge/diner. Stairs rising to first floor.

Lounge/Diner

17' 7" x 12' 4" (5.36m x 3.76m)

A spacious open-plan lounge and dining area offering excellent flexibility for both relaxing and entertaining. The room comfortably accommodates living furniture and a family dining table.

French doors with additional glazed panels to the rear aspects provide direct access to the garden.

Kitchen

11' 8" x 5' 9" (3.56m x 1.75m)

A modern fitted galley-style kitchen comprising a range of wall and base units with work surfaces over, tiled splashbacks, inset sink and drainer, integrated oven and four-ring gas hob with extractor above, and space/plumbing for washing machine and additional appliances.

Double-glazed window to front aspect, allowing plenty of natural light.

Wc

5' 4" x 2' 9" (1.63m x 0.84m)

Fitted with a low-level WC and wash hand basin. Obscure double-glazed window to the front aspect, allowing natural light while maintaining privacy.

Landing

With fitted carpet, ceiling light point and access to two bedrooms, the shower room and staircase to the second floor.

Bedroom Two

12' 1" x 12' 4" (3.68m x 3.76m)

A well-proportioned double bedroom with fitted carpets, radiator and space for wardrobes and bedroom furniture. Double glazed window to rear aspect overlooking the garden.

Bedroom Three

11' x 12' 8" (3.35m x 3.86m)

A good-sized bedroom suitable as child's room, guest bedroom or home office, with fitted carpet and radiator. Double-glazed window to the front aspect.

Shower Room

6' 3" x 5' 5" (1.91m x 1.65m)

A modern stylish shower room fitted with a curved glazed shower enclosure, low-level WC and vanity wash hand basin. Contemporary tiling to walls and flooring, chrome fittings and heated towel rail. Obscure double-glazed window to the rear/side aspect.

Principle Bedroom

20' x 12' 4" (6.10m x 3.76m)

A generous master bedroom occupying the entire top floor, featuring sloping ceilings, fitted carpet, built-in storage areas and ample space for a large bed and additional furniture. Double-glazed window to front aspect.

En-Suite

5' 2" x 6' 2" (1.57m x 1.88m)

Modern en-suite comprising a shower enclosure, WC and wash hand basin set with vanity unit, with contemporary wall tiling and flooring. Velux roof window providing natural light and ventilation.

Rear Garden

An enclosed, low-maintenance rear garden with timber fencing, paved pathway and gated rear access.

Total floor area 93.0 m² (1,001 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

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14 New Road
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Property Ref: PWI104359 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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