

for sale

£280,000 Freehold



Hunts Lane Willenhall WV12 5NZ

A spacious and stylish THREE-BEDROOM DETACHED home featuring a superb open-plan kitchen/diner with island, generous living room, family bathroom, additional shower room, large driveway, enclosed rear garden and versatile brick-built outbuilding.

Hunts Lane Willenhall WV12 5NZ

Hall

Welcoming entrance hall.

Wc

Guest wc having central heating radiator, low-flush wc and wash hand basin.

Living Room

15' x 18' 4" (4.57m x 5.59m)

Having double-glazed window to front aspect, central heating radiator, feature fireplace and staircase to first floor.

Kitchen

10' 3" x 14' 10" (3.12m x 4.52m)

Having a central island with worktop space, integrated electric hob and inset sink, modern fitted units, feature lights, double-glazed window to rear and French doors to rear garden.

Landing

Bedroom One

14' 4" x 8' 4" (4.37m x 2.54m)

Having double glazed window to front aspect, central heating radiator and en-suite shower room.

En-Suite

4' 1" x 5' 1" (1.24m x 1.55m)

Having wash hand basin with modern vanity unit, low-flush toilet, heated towel rail and shower cubicle.

Bedroom Two

10' x 8' 4" (3.05m x 2.54m)

Having double-glazed window to rear and central heating radiator.

Bedroom Three

9' 1" x 6' 1" (2.77m x 1.85m)

Having double-glazed window to front aspect and central heating radiator.

Bathroom

6' 6" x 6' 1" (1.98m x 1.85m)

Family bathroom comprising a wash hand basin, low-flush toilet and paneled bath.

Rear Garden



Generous private enclosed rear garden with additional outhouse.

Shed/Outbuilding

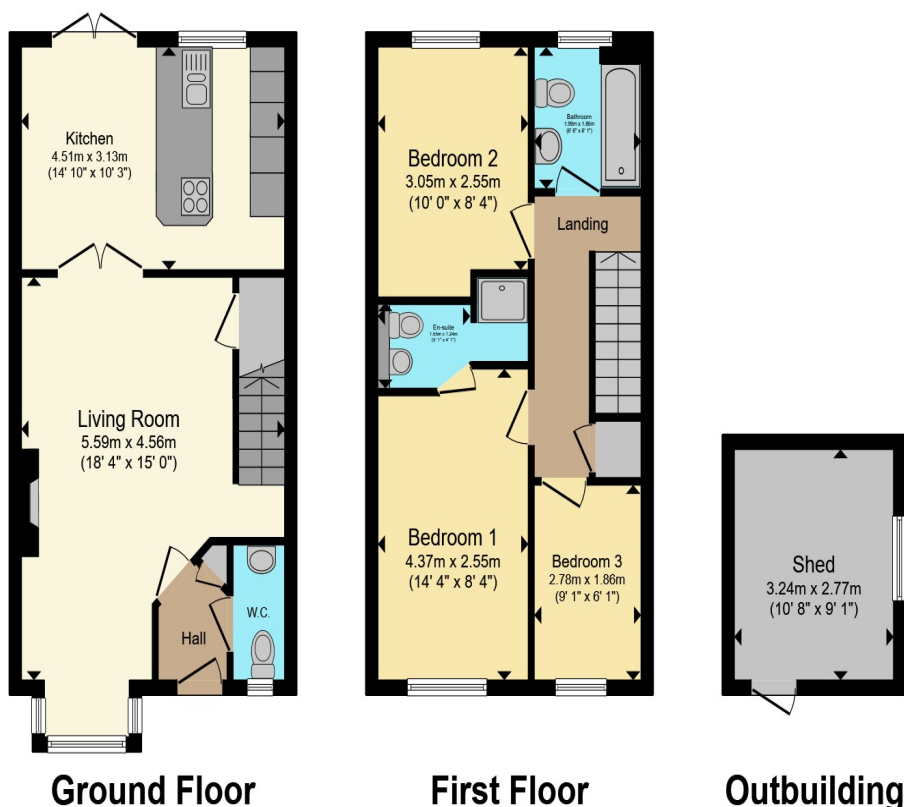
10' 8" x 9' 1" (3.25m x 2.77m)

Additional storage space.

Agents Note

- The owner must not build any structures or plant trees near the electric lines without getting written approval from the electricity company first.
- The owner is not allowed to raise or lower the ground levels in a way that would interfere with the electricity company's equipment or rights.
- The owner cannot sell or transfer the property without the consent of the mortgage lender, HSBC UK Bank PLC. This is a standard legal protection for the lender that will be handled by the solicitors during the sale to ensure the mortgage is paid off.





Total floor area 91.5 m² (985 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

**Paul
Dubberley**

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Property Ref: PW1104511 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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