

for sale

£245,000 Freehold



Wolverhampton Street Willenhall WV13 2PS

Paul dubberley are delighted to present this **THREE-BEDROOM DETACHED** property, offering spacious accommodation throughout and situated in a highly sought-after residential location. Ideal for growing families or first time buyers seeking a well-maintained property.

Wolverhampton Street Willenhall WV13 2PS

Hall

5' 5" x 8' 5" (1.65m x 2.57m)

Living Room

13' 1" x 16' 7" (3.99m x 5.05m)

A bright and airy space, benefiting from plenty of natural light through large patio doors overlooking the garden. The layout provides a seamless flow for family meals or entertaining guests, with room for a dining table and chairs.

Kitchen

13' 5" x 8' 5" (4.09m x 2.57m)

A Generous, well-fitted kitchen with a range of cream wall and base units, extensive worktop space, and tiled splashbacks. The kitchen enjoys a bright dual-aspect layout with access to the rear garden and internal hallway- ideal for a busy family life.

Landing

9' 6" x 12' 5" (2.90m x 3.78m)

Bedroom One

13' 1" x 10' 8" (3.99m x 3.25m)

A spacious double bedroom, featuring a large window. The room offers ample [space for bedroom furniture, with neutral carpets and plenty of natural light creating a calm and comfortable retreat.

Bedroom Two

13' 4" x 9' 1" (4.06m x 2.77m)

A well sized double bedroom with rear facing window overlooking the garden, allowing for plenty of natural light. The room features fitted wardrobes and can easily accommodate additional storage.

Bedroom Three

9' 1" x 7' 8" (2.77m x 2.34m)

Ideal for child's bedroom, guest room or home office, with plenty of scope for personalisation.

Shower Room

10' 4" x 5' 9" (3.15m x 1.75m)

A bright and modern family bathroom fitted with a walk-in shower enclosure, WC, and wash basin. Finished with light wall panels and patterned flooring, offering a clean and practical design.

Garage

16' 4" x 7' 9" (4.98m x 2.36m)







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.focalagent.com

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14 New Road
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Property Ref: PW1104193 - 0009
 Tenure:Freehold EPC Rating: D
 Council Tax Band: C

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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