

for sale

offers in the region of **£190,000** Freehold



Little Clothier Street Willenhall WV13 1BA

A beautifully maintained TWO-BEDROOM SEMI-DETACHED home featuring a spacious lounge, fitted kitchen, modern shower room, impressive conservatory, private rear garden and driveway parking.

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Hall

welcoming entrance hall to;

9' 5" x 12' 3" (2.87m x 3.73m)

Double bedroom having central heating radiator and two double-glazed windows to front aspect.

Kitchen

11' 5" x 6' (3.48m x 1.83m)

Modern fitted kitchen with a range of wall and base units, integrated hob and burner with cooker hood overhead, and double-glazed window to front aspect.

Bedroom Two

8' 5" x 12' 3" (2.57m x 3.73m)

A further double bedroom having central heating radiator and two double-glazed windows to rear.

Lounge

13' 10" x 12' 3" (4.22m x 3.73m)

Generous lounge having central heating radiator, spotlight fittings and double doors leading to conservatory.

Shower Room

6' x 6' 1" (1.83m x 1.85m)

Comprising an enclosed shower cubicle, pedestal sink, low-flush wc and obscure-glazed window to side aspect.

Conservatory

9' 10" x 11' 4" (3.00m x 3.45m)

well-sized conservatory having double doors to rear garden.

Rear Garden

Fenced boundaries, mainly laid to lawn with patio area and accessed through conservatory or from fenced side aspect of property.

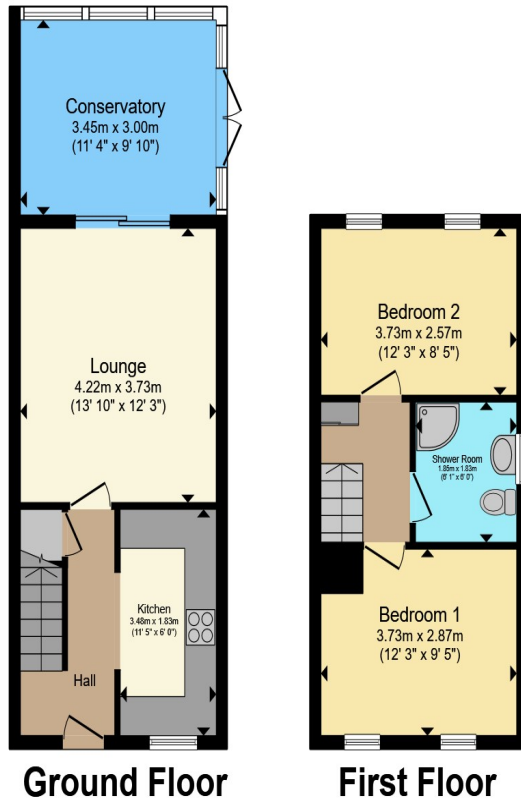
Landing

Stairs to first floor giving access to all first floor accommodation.

Bedroom One







Total floor area 70.1 m² (755 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: PW1104566 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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