

for sale

£270,000 Freehold



Sandringham Avenue Willenhall WV12 5TF

Perfectly suited for modern family living, the property benefits from a generous reception space, stylish interiors, a detached garage and well-maintained front and rear gardens.

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Porch

Welcoming entrance porch leading to;

Hallway

hallway leading to all ground floor accommodation

Living/Dining Room

27' 9" x 10' 10" (8.46m x 3.30m)

Open-plan living and dining rooms comprising double-glazed bay window to front aspect, feature fireplace, central heating radiators, double sliding doors accessing the conservatory, and archway to study area.

Study

9' 3" x 7' 5" (2.82m x 2.26m)

Kitchen

14' 4" x 9' 11" (4.37m x 3.02m)

Modern fitted kitchen comprising a range of wall and base units with work surfaces, integrated appliances, gas cooker with cooker hood overhead, laminate flooring and two double-glazed windows- bay window to front aspect and window overlooking rear garden.

Conservatory

8' x 8' (2.44m x 2.44m)

Accessed from dining room, giving spacious accommodation and views overlooking the rear garden.

Landing

Stairs to first floor having access to all bedrooms and family bathroom.

Bedroom One

15' 1" x 9' 2" (4.60m x 2.79m)

Spacious double bedroom having double-glazed window and central heating radiator.

Bedroom Two

13' x 9' 1" (3.96m x 2.77m)

Spacious double bedroom having double-glazed window and central heating radiator.

Bedroom Three

8' x 7' 4" (2.44m x 2.24m)

Versatile single bedroom having double-glazed window and central heating radiator.



Bathroom

8' 10" x 7' 3" (2.69m x 2.21m)

Modern family bathroom comprising a paneled bath with shower overhead, separate shower enclosure, pedestal wash basin, and low-level WC. Having obscure windows for privacy.

Rear Garden

Generous private enclosed rear garden mainly laid to lawn with patio area for seating. Can be accessed from front and rear of property.

Garage

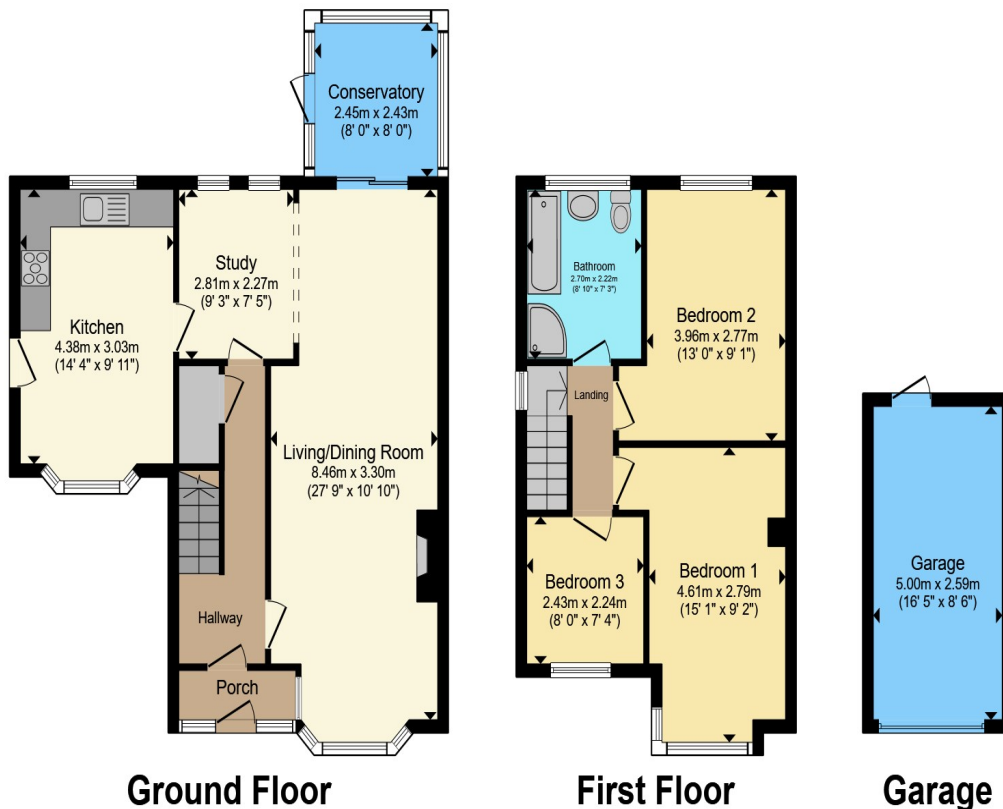
16' 5" x 8' 6" (5.00m x 2.59m)

Detached garage.

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.





Total floor area 118.7 m² (1,278 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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14 New Road
WILLENHALL WV13 2BG

Property Ref: PWI104543 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PWI104543



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