

**Barmouth Close, Willenhall, WV12 5SH**  
**Offers In The Region Of £325,000**  
**Council Tax Band: C**



\*MODERN\* \*LOG BURNER\* \*OPEN DINING AREA\* "LARGE DRIVEWAY"

We're delighted to present this beautiful modern 3 bedroom detached property located in New Invention, close to local amenities, the property boasts a spacious layout that is perfect for young families.

Upon entering, you are greeted by a layout featuring a generous sized lounge area with a log burner, followed by an open dining area offering plenty of natural light alongside a modern kitchen, after the kitchen you'll find a downstairs WC and utility room.

Upstairs you'll find 3 good sized bedrooms and an upstairs modern bathroom with a walk-in shower.

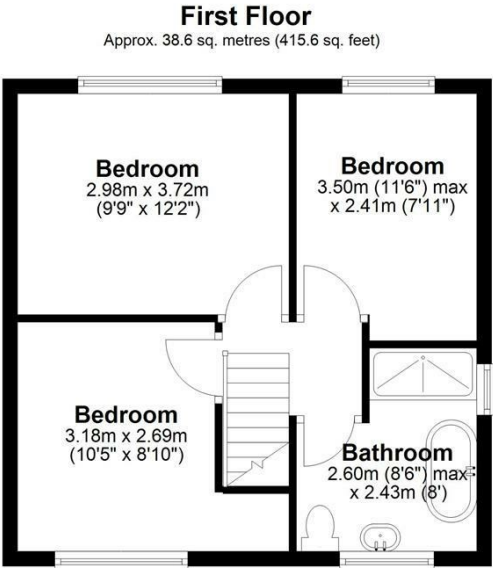
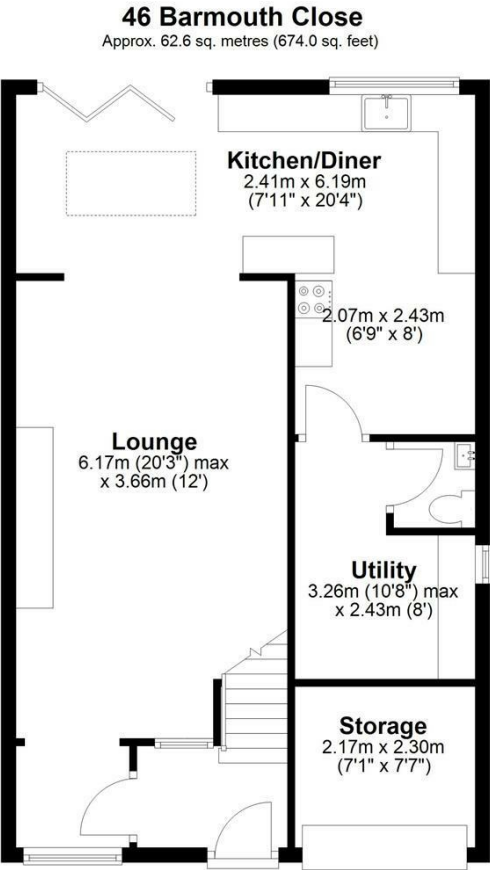
Outside, the large driveway provides convenient off-road parking, while the private rear garden presents a wonderful opportunity for outdoor enjoyment.

We highly recommend seeing this property in person! Call to book in a viewing now!

Council Tax Band - C



Open House Bloxwich



Total area: approx. 101.2 sq. metres (1089.6 sq. feet)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |