



**LEE COOKE**  
ESTATE AGENCY GROUP

Princethorpe Road, Willenhall, Wolverhampton, WV13

Offers In Region Of £225,000

**LEE COOKE**  
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## Princethorpe Road, Willenhall, Wolverhampton, WV13

Lee Cooke Estate Agency Group presents this modern, highly deceptive townhouse, perfectly situated within a private cul-de-sac location, and popular estate within Willenhall.

This modern property offers a comfortable and convenient lifestyle on a popular residential estate, providing excellent access to local amenities and major transport links.

Upon entering, you are greeted by an entrance hall, which includes a useful ground floor guest WC. The spacious lounge/diner brightened by a double-glazed window to the front, serves as a comfortable centrepiece for daily living and leads seamlessly into the well-appointed kitchen diner at the rear. This kitchen diner is equipped with a gas hob, oven, and extractor, and features double-glazed French doors that open out to the garden, perfect for indoor-outdoor entertaining.

The first floor hosts THREE comfortable bedrooms, each designed with a central heated radiator and double-glazed windows, ensuring a bright and airy atmosphere. The main bedroom benefits from practical built-in wardrobes. A fitted family bathroom on this level completes the upstairs accommodation, featuring a walk-in shower cubicle, a panelled bath, and a low-flush toilet.

Externally, the property benefits from two allocated car parking spaces to the front, accessed via a private driveway. The pleasant rear garden offers a valuable outdoor space with both a lawned area and a paved patio, ideal for relaxation and enjoyment, and includes convenient rear right of way access.





## Location & Area

### Location and Area

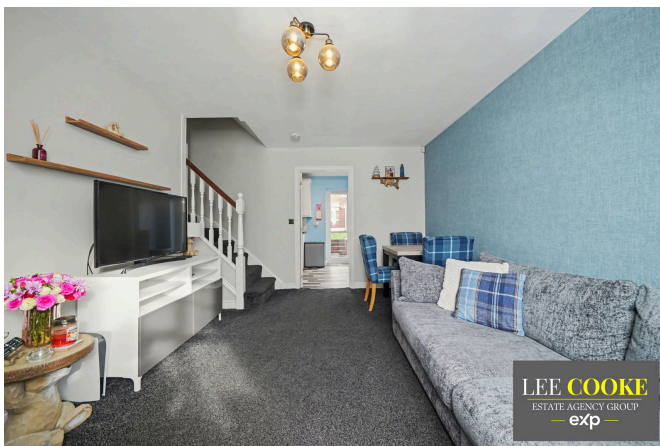
Situated on a popular modern residential estate, this property offers fantastic commuting access to the Black Country Route and M6 motorways, making travel exceptionally convenient. The development also provides excellent access to Willenhall shopping centres and further retail areas, including the Bentley Bridge Retail Park. A selection of schools, doctors, dentists, and public houses are all within close proximity, catering to everyday needs

### Entrance Hall

Having a door to front access, door to the guest WC, door leading into the lounge

### Ground Floor Guest WC

Having a low flush toilet and wall mounted wash basin, door to hall, central heated radiator





## Lounge

14.4" x 11.00"

Having a double glazed window to front, stairs to first floor landing, central heated radiator, door leading into the hall and door leading to the kitchen/diner.

## Kitchen/Diner

14.6" x 7.6"

Double glazed french doors to rear, double glazed window overlooking rear garden, door leading into the lounge, gas hob with oven and extractor, wall and base units, roll top work surfaces, part tiled walls, central heated radiator

## First Floor Landing

Loft access, airing cupboard, stairs to the ground floor, and doors to various rooms

## Bedroom One

11.8" x 9.9"

Double glazed window to front, central heated radiator, built in wardrobe and door to landing

## Bedroom Two

9.8" x 8.4"

Double glazed window to rear, central heated radiator, door to landing

## Bedroom Three

8.8" x 7.7"

Double glazed window to front, door to landing and central heated radiator

## Family Bathroom

Double glazed window to rear, walk in shower cubicle, further panelled bath, pedestalled wash basin, low flush toilet, part tiled walls, shaving point and door to first floor landing

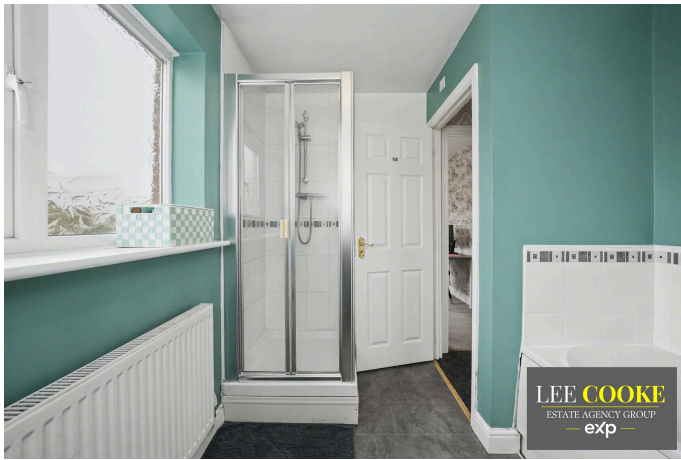
## Front Garden

Having access with a private driveway leading to the main entrance roads, two allocated car parking spaces and right of way access

## Rear Garden

Having rear right of way access, lawned area and paved patio area





### Services

Please confirm with your solicitor regarding the connected services to the property.

### Fixtures and Fittings

Any fixtures and fittings not specifically mentioned within these sales particulars are excluded from the sale, although they may be available through separate negotiation. Please confirm details with either the vendor or Lee Cooke Personal Estate Agents eXp.

### Consumer Protection

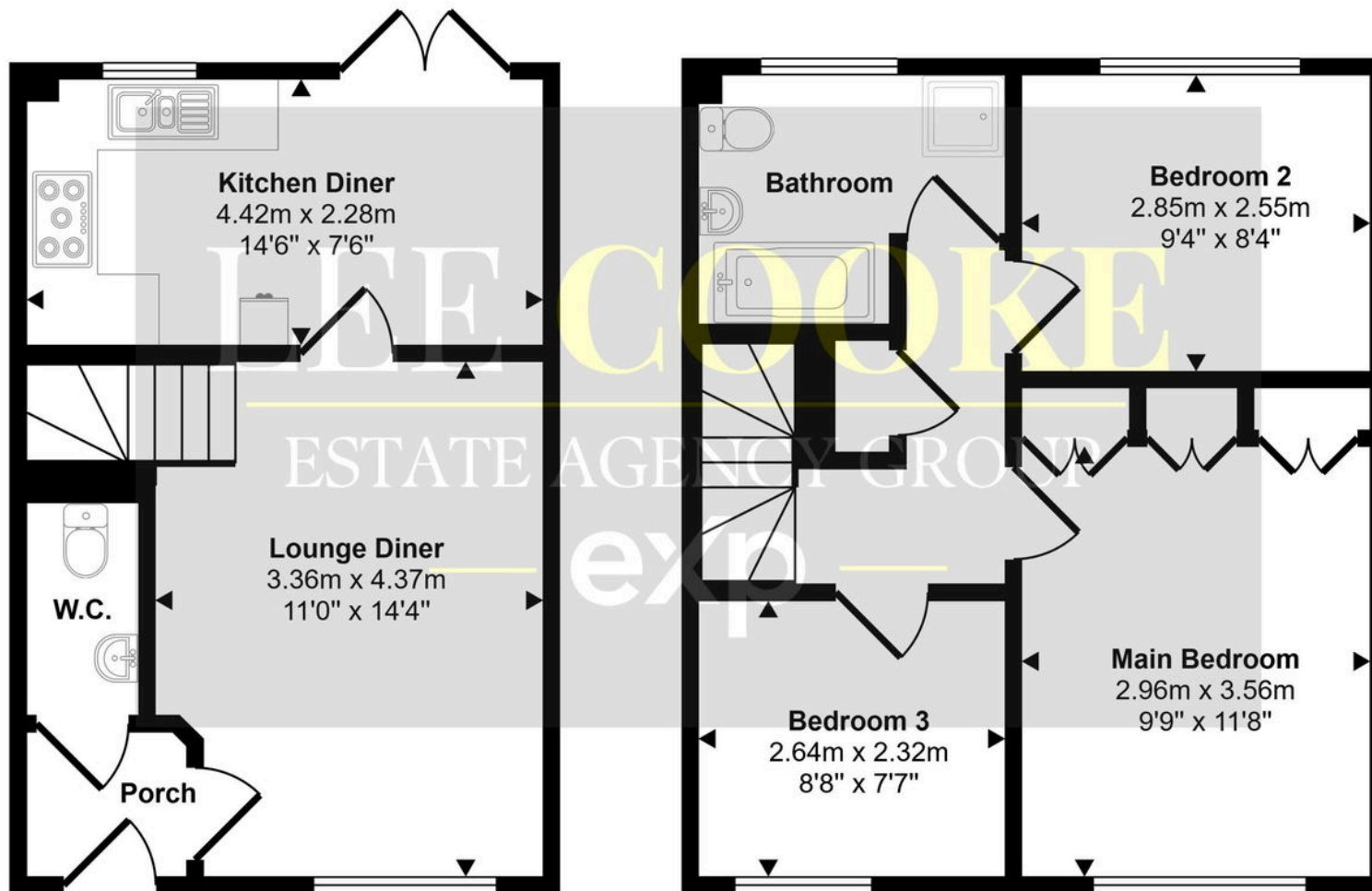
The property details are meant to give a general overview of the property, they don't form any part of a contract. We have not carried out a survey or tested any services or fittings. Measurements, photos, and floorplans greyscales and ariel views are for guidance only and do not represent the properties legal boundaries and should be checked with your solicitor before incurring any costs. All images and information are the copyright of Lee Cooke Personal Estate Agents eXp. We may update these details at any time without notice.

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Ground Floor

First Floor

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