

for sale

£240,000 Freehold



Yale Road Willenhall WV13 2JR

Well-presented **THREE-BEDROOM SEMI-DETACHED** home situated in a popular residential location, offering a spacious living room, separate dining room, fitted kitchen, modern family family bathroom, private rear garden and detached garage. Ideal first-time-buyers, families and investors.



Property Details

Hall

welcoming entrance hall to all ground floor accommodation and stairs to first floor.

Wc 6' 6" x 2' 6" (1.98m x 0.76m)

Ground floor WC having low flush toilet, wash hand basin and central heating radiator.

Living Room 15' 9" x 12' 5" (4.80m x 3.78m)

Having double-glazed window to front aspect, central heating radiator and double doors to;

Dining Room 10' 7" x 8' 2" (3.23m x 2.49m)

having central heating radiator, double doors to rear garden and access to kitchen.

Kitchen 10' 8" x 7' 3" (3.25m x 2.21m)

Modern fitted kitchen with wall and base units with work surfaces over, integrated appliances, four ring gas hob and door to access rear garden.

Landing

access to all first floor bedrooms.

Bedroom One 12' x 8' 1" (3.66m x 2.46m)

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

Bedroom Two 13' 3" x 9' 1" (4.04m x 2.77m)

Double bedroom having double-glazed window to rear garden and central heating radiator.

Bedroom Three 7' 2" x 7' 6" (2.18m x 2.29m)

Well-sized bedroom having double-glazed window to front aspect and central heating radiator.

Bathroom 6' 4" x 6' 7" (1.93m x 2.01m)

Modern family bathroom comprising a low flush toilet, wash hand basin with vanity unit, paneled bath with shower overhead and obscure window to rear.

Garage 18' 1" x 9' (5.51m x 2.74m)

Generous garage with additional storage space.

Rear Garden

well maintained private rear garden mainly laid to lawn with fenced boundaries.

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.





To view this property please contact Paul Dubberley on

T 01902 633323
E willenhall@pauldubberley.co.uk

14 New Road
WILLENHALL WV13 2BG

Property Ref: PWI104589 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk