for sale

offers over **£190,000** Freehold

Paul Dubberley



Aston Road Willenhall WV13 3DG

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Property Description

A well-proportioned THREE-BEDROOM SEMI-DETACHED HOME offering generous living space, a private rear garden, and OFF-ROAD PARKING. The property is ideal for families or first-time buyers, with a spacious living room, a modern fitted kitchen, and three bedrooms arranged over the first floor.

Externally, the property benefits from having a block-paved driveway providing OFF-ROAD PARKING for multiple vehicles, low-maintenance frontage with boundary fencing and an enclosed rear garden with fenced boundaries.

The home benefits from a practical layout, good natural light throughout, and a low maintenance rear garden- perfect for outdoor relaxation or entertaining. Conveniently located within easy reach of local amenities, schools, and transport links.

VIEWINGS HIGHLY RECOMMENDED TO APPRECIATE SIZE AND LAYOUT WITHIN!

Hall

Welcoming entrance hall providing access to the main living areas and staircase to first floor.

Living Room

15' 11" x 12' 7" (4.85m x 3.84m)

Featuring bay window to front aspect, wooden flooring and central heating radiator.

Kitchen

9' 4" x 12' 6" (2.84m x 3.81m)

Fitted with a range of wall and base units with work surfaces over. Includes space for appliances and cooker. Dual-aspect layout with double glazed window to rear aspect overlooking the rear garden and access door.

Landing

Bedroom One

13' x 8' 11" (3.96m x 2.72m)

A generous double bedroom positioned to the front of the property with double glazed window to front aspect and radiator.

Bedroom Two

12' 9" x 10' 2" (3.89m x 3.10m)

A second double bedroom with double glazed window to rear aspect and radiator.

Bedroom Three

10' 4" x 6' 7" (3.15m x 2.01m)

A single room with double glazed window to front aspect and radiator.

Bathroom

5' 3" x 6' 10" (1.60m x 2.08m)

Fitted with bath, wash hand basin, and WC. Obscured window for privacy.

Rear Garden

Enclosed rear garden mainly laid to patio and gravel. Fenced boundaries provide privacy with space for outdoor seating.







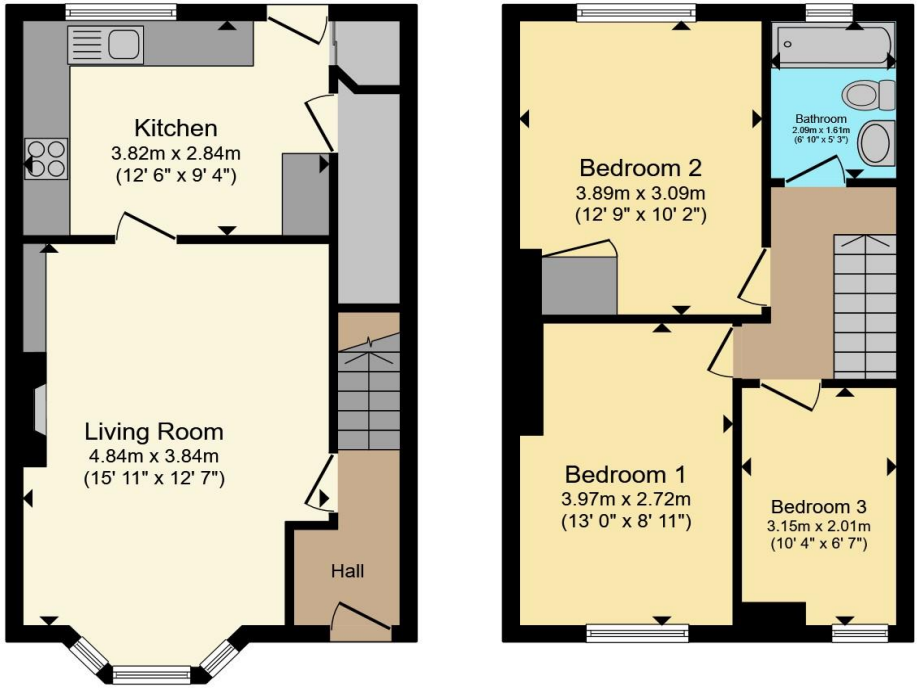












Ground Floor **First Floor**

Total floor area 77.6 m² (835 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

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To view this property please contact Paul Dubberley on

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14 New Road
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EPC Rating: D

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PWI104481

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