

for sale

offers in the region of **£260,000** Freehold



Willow Avenue WOLVERHAMPTON WV11 1DN

Paul Dubberley presents this **WELL-MAINTAINED THREE-BEDROOM SEMI-DETACHED HOME** offering spacious and versatile accommodation, ideal for modern family living.



Property Details

Hall

Welcoming entrance with access to all principal ground floor rooms and staircase to first floor.

Living Room 13' 5" x 11' 5" (4.09m x 3.48m)

A bright and inviting space featuring a bay window.

Breakfast Room 10' 6" x 11' 5" (3.20m x 3.48m)

A well-proportioned reception room opening through to the kitchen, perfect for entertaining and family meals.

Dining Room/Kitchen 16' x 11' 1" (4.88m x 3.38m)

A standout feature of the home- a modern, open-plan fitted kitchen fitted with a range of units, integrated appliances, and a central island. Skylights and large window flood the space with natural, with direct access to the garden.

Landing

Bedroom One 13' 7" x 11' 1" (4.14m x 3.38m)

A spacious principle bedroom with bay window, offering ample room for storage and furniture .

Bedroom Two 9' 11" x 10' 6" (3.02m x 3.20m)

A good-sized double bedroom overlooking the rear garden.

Bedroom Three 7' 3" x 6' 2" (2.21m x 1.88m)

A single bedroom, ideal as child's room, nursery and home office.

Shower Room 6' 5" x 7' (1.96m x 2.13m)

A modern suite comprising a walk-in shower, WC, and wash hand basin, finished with contemporary tiling.

Rear Garden

A generous and enclosed garden featuring a patio seating area and lawn, with useful storage sheds- ideal for outdoor entertaining and family use.





To view this property please contact Paul Dubberley on

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Property Ref: PWI104468 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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.

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