

Connells

Yale Road
Willenhall

Yale Road
Willenhall WV13 2JR

for sale offers in the region of
£500,000







Property Description

Connells Wolverhampton are delighted to bring to the market this exceptional detached family home. Located on a modern estate within the area of Willenhall, this beautifully presented family home has benefited from a rear extension and spacious living accommodation throughout.

Internally comprising of entrance porch leading to inner hall, comfortable main lounge with bay window providing the ideal space to relax as a family, meanwhile the extension has afforded large open plan living space to the rear of the property, perfect for entertaining guests. A modern fitted kitchen and adjoining utility room provide modern day living needs with a downstairs wc, stylish downstairs shower room, finally a garage conversion has provided the ideal space for a potential downstairs bedroom, home office or children's playroom. On the first floor there are four well proportioned bedrooms, two of which boast private en-suites, additionally a family bathroom and loft room that is fully decorated and carpeted complete the accommodation.

Externally the property continues to impress with a landscaped rear garden boasting attractive views to rear, low maintenance space to entertain. Finally ample off road parking to front comes equipped with an EV charging point, perfect for those with electric vehicles.

Viewing is highly recommend to appreciate this fantastic family home.

Location And Area

Set in the Willenhall area with easy access to The Keyway and adjoining Black Country Route and then onto the M6 making this ideal for commuters. Bentley bridge retail park is only a short drive away, numerous local schools.

Entrance Porch

Double glazed composite door to front with matching side panels and additional double glazed windows to side.

Entrance Hall

Double glazed door to front with matching side panel, fitted cabinet, stairs to first floor landing, access to various rooms.

Wc

Low flush toilet, wash hand basin, radiator, extractor fan.

Lounge

18' 1" into bay x 11' 2" (5.51m into bay x 3.40m)

Double glazed bay window to front, two separate radiators, gas fireplace.

L-Shaped Living Space

24' 7" x 20' 5" (7.49m x 6.22m)

Double glazed lantern, radiator, underfloor heating, fitted bar, media wall with electric fireplace, double glazed bifold doors to rear giving access to the garden, access to utility and shower room.

Downstairs Shower Room

Double glazed window to side, wc, wash hand basin, extractor fan, shower, underfloor heating, fully tiled walls and flooring.

Kitchen

15' 2" max x 15' 1" max (4.62m max x 4.60m max)

Double glazed window to side, range of wall and base units with worksurfaces above, electric oven, six ring gas hob, sink drainer, integrated dishwasher, two radiators.

Utility

6' 1" x 5' 7" (1.85m x 1.70m)

Wall units, work surface, plumbing for appliances, ceiling spotlights, underfloor heating.

Study/ Bedroom Five

16' 5" x 8' 1" (5.00m x 2.46m)

Double glazed window to front and wall radiator.

First Floor Landing

Loft access via drop down ladder, radiator, access to various rooms.

Bedroom One

17' 11" max x 16' 3" into bay (5.46m max x 4.95m into bay)

Double glazed bay window to front, double glazed window to front, two radiators, double built in 0.

En-Suite

Double glazed window to front, wc, wash hand basin, steam pull shower, extractor fan, radiator.

Bedroom Two

9' 10" x 9' 3" (3.00m x 2.82m)

Double glazed window to rear, radiator, en-suite.

En-Suite

Double glazed window to side, wc, wash hand basin, shower cubicle, extractor fan, radiator, tiled flooring and half tiled walls.

Bedroom Three

11' 3" x 8' 1" into wardrobe (3.43m x 2.46m into wardrobe)

Double glazed window to rear, radiator, fitted wardrobe, with fitted overhead storage.

Bedroom Four

8' 4" x 7' 8" (2.54m x 2.34m)

Double glazed window to rear, radiator.

Bathroom

Double glazed window to side, wc, wash hand basin, bath with mixer taps and shower head, extractor fan, heated towel rails, fully tiled walls and floor.

Loft Room



















Ground Floor **First Floor**

Total floor area 183.8 m² (1,979 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

Connells

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EPC Rating: C

Council Tax Band: E

Tenure: Freehold

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