

for sale

offers over **£260,000** Freehold



## Newent Close WILLENHALL WV12 4DG

THREE-BEDROOM DETACHED HOME offering spacious and well-balanced accommodation in a popular residential location.

# Newent Close WILLENHALL WV12 4DG

## Porch

## Living Room

14' 5" x 15' 2" ( 4.39m x 4.62m )

Having bay fronted double-glazed window, feature fireplace, central heating radiator and central archway leading to:

## Kitchen/Dining Room

11' 1" x 15' 1" ( 3.38m x 4.60m )

Having ample space for dining furniture, a range of wall and base units with work surfaces over, island/breakfast bar, rear double-glazed window and sliding doors with direct access to rear garden.

## Landing

Stairs to first floor with doors leading to all rooms and family bathroom.

## Bedroom One

11' 6" x 9' ( 3.51m x 2.74m )

Double bedroom having ample space for bedroom furniture, fitted wardrobes, central heating radiator and double-glazed window to front aspect.

## Bedroom Two

7' 2" x 10' 4" ( 2.18m x 3.15m )

Second double bedroom having rear double-glazed window, integrated storage and central heating radiator.

## Bedroom Three

6' 6" x 5' 11" ( 1.98m x 1.80m )

Single bedroom comprising double-glazed window to front aspect and central-heating radiator.

## Bathroom

5' 8" x 7' 8" ( 1.73m x 2.34m )

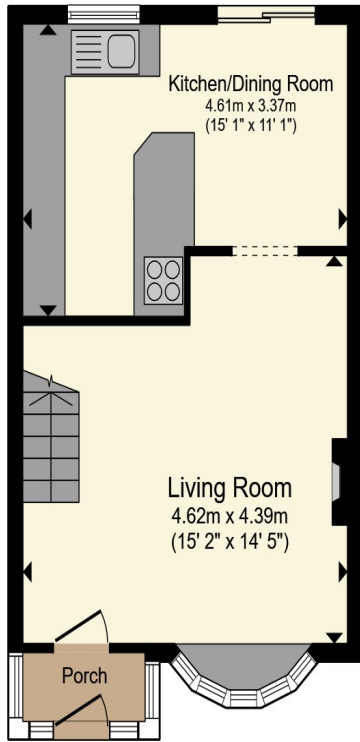
Modern fitted bathroom comprising a paneled bath with shower overhead, WC and wash hand basin.

## Rear Garden

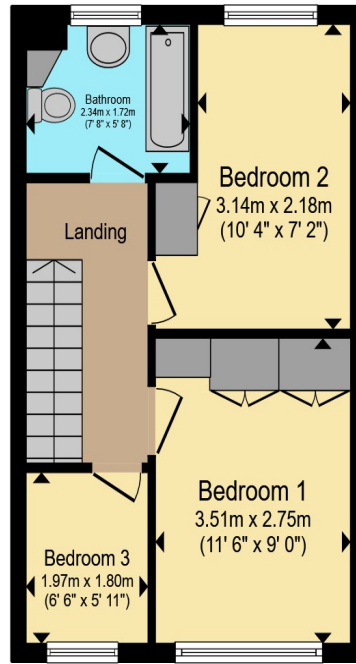
Generous private rear garden mainly laid to lawn, with patio area for outdoor furniture and outhouse for additional storage.







**Ground Floor**



**First Floor**

Total floor area 68.0 m<sup>2</sup> (732 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



To view this property please contact Paul Dubberley on

**T 01902 633323**  
**E willenhall@pauldubberley.co.uk**

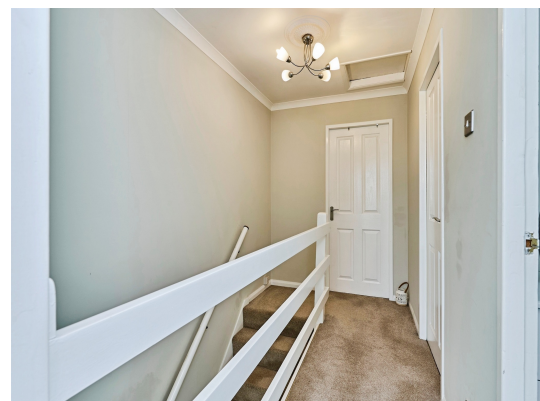
14 New Road  
 WILLENHALL WV13 2BG

Property Ref: PW1104501 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: C

**check out more properties at PaulDubberley.co.uk**



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](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)