PAUL CARR Estate Agents Sales & Lettings

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Ada Wrighton Close, Willenhall , WV12 5AX

Offers Over £220,000

Two separate reception rooms give this three-bedroom home on Ada Wrighton Close the flexibility families often look for. The lounge overlooks the rear garden, while the front-facing dining and sitting room has space for a family dining table and a sofa. A block-paved driveway provides off-road parking, and the paved rear garden offers plenty of space to sit outside with little upkeep.

A porch opens into a welcoming entrance hall, where parquet-style flooring leads past the staircase. At the front, the dining and sitting room enjoys natural light from a broad window and works equally well for family meals, homework or a second television area. To the rear, a feature fireplace forms the focal point of the lounge, with room for a large corner sofa and views across the patio. The kitchen has white cabinetry, contrasting worktops and a gas hob with an oven below. Exposed timber ceiling beams bring warmth and character to the room, while a glazed rear door makes it easy to carry food and drinks straight out to the covered patio. Beyond, the garden opens into a larger paved seating area, with planted borders and a timber summerhouse at the far end.

Upstairs, the landing serves three bedrooms and a family bathroom. Marble-effect wall finishes, a vanity unit with fitted storage and a bath with an overhead shower and glass screen give the bathroom a clean, contemporary finish.

For everyday essentials, The Square on Lichfield Road has a local Co-op and Post Office, while New Invention Infant School and New Invention Junior School are on nearby Cannock Road. The number 9 bus stops by Ada Wrighton Close, linking the area with Bloxwich, Wednesfield, Bentley Bridge and Wolverhampton. From The Square, the 41 also serves Willenhall and Walsall.

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Entrance Hallway

Dining/ Sitting Room 15' 5" x 7' 6" max (4.70m x 2.28m)

Lounge 14' 9" x 10' 7" into recess (4.49m x 3.22m)

Kitchen 11' 1" into recess x 7' 7" (3.38m x 2.31m)

Bedroom 1 13' 5" x 10' 4" plus recess (4.09m x 3.15m)

Bedroom 2 9' 1" x 11' 6" (2.77m x 3.50m)

Bedroom 3 10' 0" x 8' 2" into recess (3.05m x 2.49m)

Family Bathroom







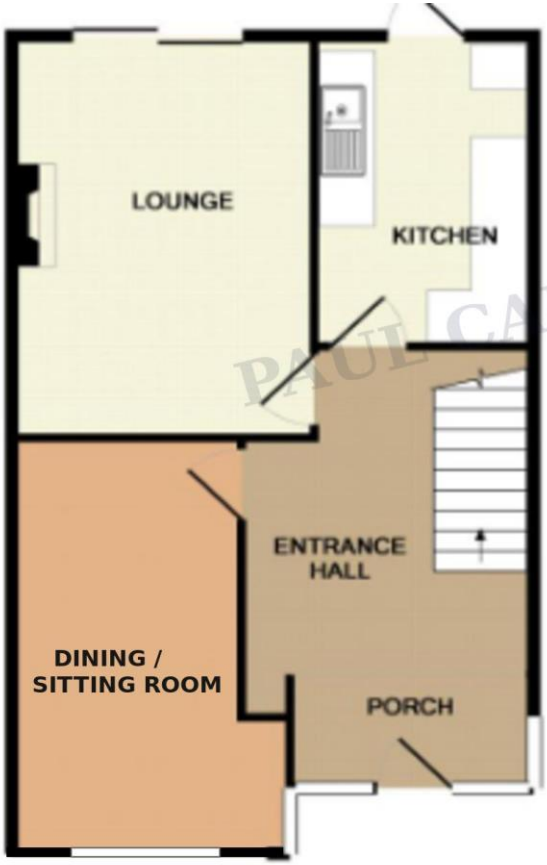




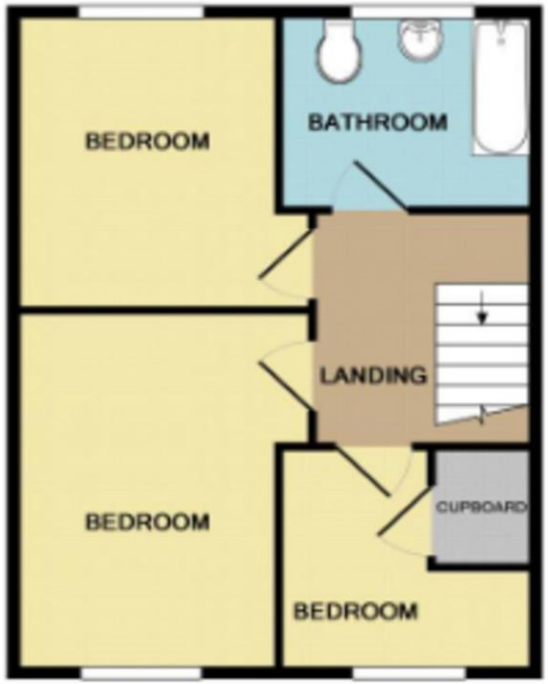


Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



GROUND FLOOR



1ST FLOOR

Floor plan for illustration purposes only. All dimensions and positions are approximate.
Not to scale. | Paul Carr Estate Agents

Energy Performance Rating

New Instruction Awaiting E.P.C.

Map Location













Agent's Note:

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