



Memorial Close Willenhall WV13 2PA

for sale offers over
£230,000



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive CHAIN FREE three detached family property in a popular cul-de-sac location. Benefiting from NO ONWARD CHAIN this property should be viewed in order to fully appreciate.

The property briefly comprises of entrance porch, entrance hall, lounge, modern fitted kitchen diner, three bedrooms and family bathroom. Externally there is a large driveway with garage, front and rear gardens.

The Location & Area

Situated between Fibberley and Willenhall shopping centre, there are a fantastic selection of local schools nearby along with access to the M6 via the Black Country route. Shopping can be found within Wednesfield, Willenhall and Bloxwich shopping centres.

Entrance Porch

Double glazed door to front, doors to entrance hall.

Entrance Hall

Door to porch, stairs to first floor landing, central heating radiator, doors to lounge.

Lounge

13' 8" x 11' 11" (4.17m x 3.63m)

Double glazed window to front, central heating radiator, door to kitchen diner, understair storage cupboard.

Kitchen Diner

14' 5" x 15' 1" (4.39m x 4.60m)

Double glazed window to side and rear, a range of stylish wall and base units, inset oven, hob and extractor, plumbing for washing machine.



First Floor Landing

Doors to various rooms, loft access.

Bedroom One

12' 10" x 8' 5" (3.91m x 2.57m)

Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Two

11' 3" x 8' 10" (3.43m x 2.69m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bedroom Three

7' 9" x 6' 5" (2.36m x 1.96m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to rear, L shaped panelled bath with electric shower, vanity sink, low flush toilet, central heat radiator, door to first floor landing.

Garage

16' 11" x 8' 3" (5.16m x 2.51m)

Up and over door to front, door to rear garden.

Outside Front

Driveway providing off road parking, lawned garden area, plants, trees and shrubs.

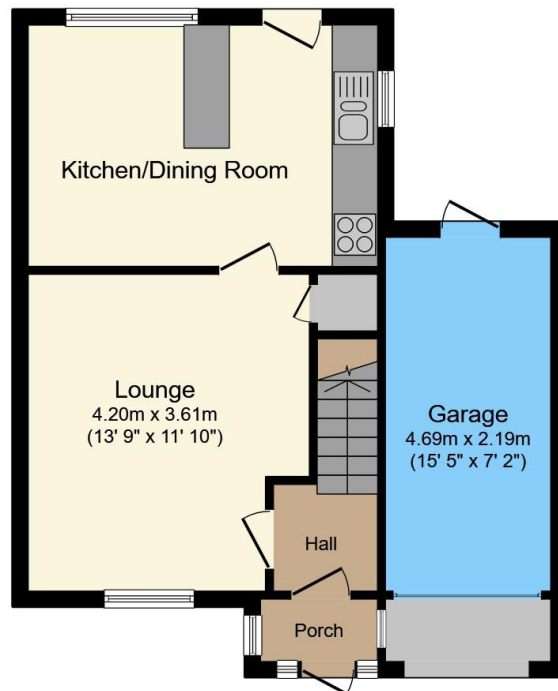
Outside Rear

Large enclosed garden with brick built wall, raised lawned area, sleeper retaining wall, large porcelain paved patio area.

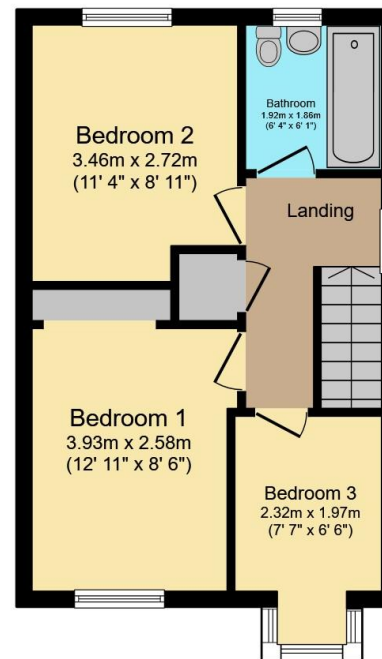








Ground Floor



First Floor

Total floor area 84.3 m² (907 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

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334061



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.

Connells Residential 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.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH334061 - 0008