

14 Dingle Lane, Willenhall, WV13 1AR

Offers in the Region Of  
£167,500



- Spacious Mid Terrace Home
- Three Good Bedrooms
- Driveway
- EPC Rating: C
- Living Room & Kitchen
- Downstairs WC & First Floor Bathroom with WC

A DECEPTIVELY SPACIOUS mid-terrace home situated on an ATTRACTIVE ROAD in a nicely situated position. Viewings are VITAL to appreciate the size on offer.

Benefiting from uPVC double glazing, gas central heating and in a presentable condition, this ideal first-time purchase comprises front driveway, inner porch, living room, kitchen, downstairs WC, three good bedrooms, first floor bathroom with WC and rear garden. Offered with NO UPWARD CHAIN.

#### Property Tenure

Freehold

#### Council Tax Band

A

#### EPC Rating

C

#### Location

The property is situated along Dingle Lane, a cul-de-sac location off Thorne Road in a convenient location within Willenhall, approximately:

-0.6 miles from Willenhall Town Centre.

-0.8 miles from Willenhall Train Station.

-2 miles from Junction 10 of the M5.

-3 miles from Wolverhampton City Centre.

#### Description

A traditional two storey mid-terrace home, rendered with traditional brick construction surmounted by a tile pitch roof.

The property offers spacious accommodation. Benefiting from uPVC double glazing and combi gas central heating.

#### Accommodation

Please refer to the floor plan for room measurements.

#### Ground Floor

Inner Porch, living room, kitchen, downstairs WC.

#### First Floor

Stairs and landing, bedroom one (double), bedroom two (double), bedroom three (single), bathroom with bath having shower over and WC.

#### Outside

Front - Driveway Rear - Garden

#### Coal Mine Search

A Coal Authority report has been obtained and is available on request. This confirms historic coal mining activity in the area, including recorded mine entries in proximity to the site, which is typical for this location.

No subsidence claims have been recorded affecting the property.

Prospective purchasers are encouraged to review the report and, where appropriate, take advice from their professional team and/or lending advisors prior to submitting an offer.

#### Availability

The property is offered with vacant possession and no upward chain.



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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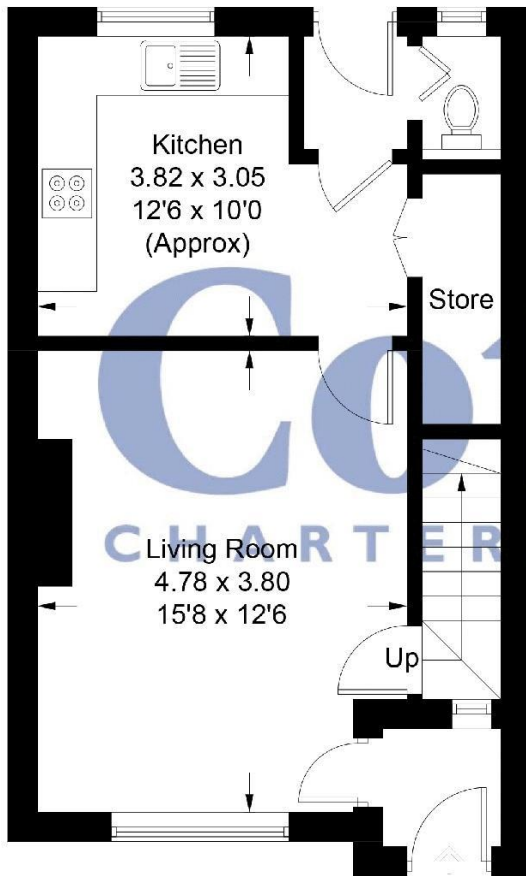


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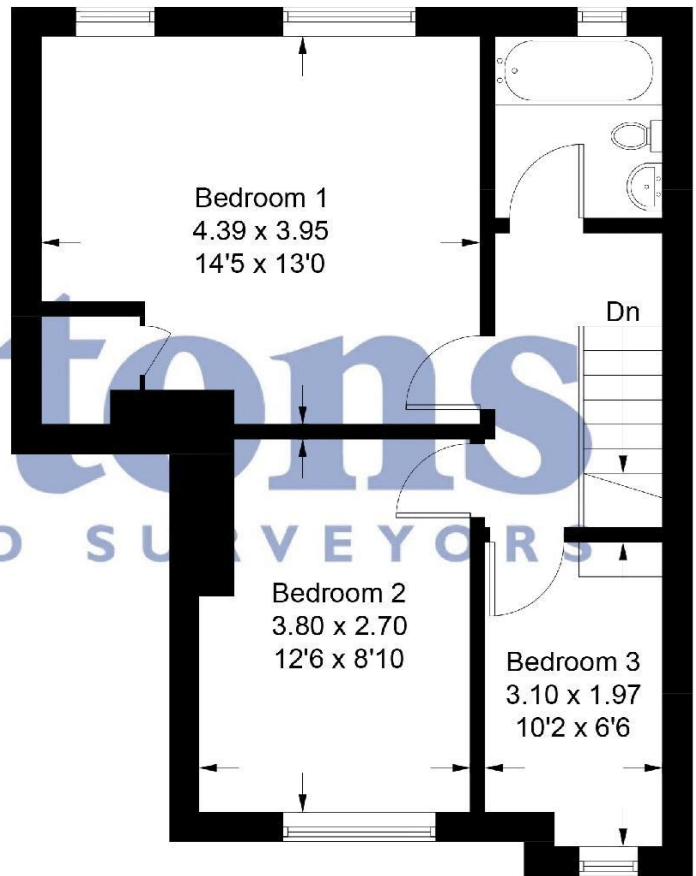
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# 14 Dingle Lane

Approximate Gross Internal Area = 80.6 sq m / 867 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297351)

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This plan is for illustration purposes only and may not be to scale or representative of the property.

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