

for sale

£250,000 Freehold



Uplands Avenue Willenhall WV13 3PA

A well-proportioned and versatile TWO-BEDROOM DETACHED BUNGALOW offering spacious single-level living, complemented by a separate double garage and a beautifully maintained rear garden.

Uplands Avenue Willenhall WV13 3PA

Porch

12' 1" x 6' 3" (3.68m x 1.91m)

Additional storage space with access to the rear garden.

Hall

A central hallway providing access to all principal bedrooms.

Living Room

13' 6" x 11' 2" (4.11m x 3.40m)

Bright and spacious reception room to the front aspect, having double glazing window, feature fireplace, two central heating radiators and frosted glass double doors leading to dining room.

Dining Room

12' 8" x 11' 2" (3.86m x 3.40m)

Spacious dining area with room for dining furniture, having frosted glass double doors to living room, double glazed window to side aspect and central heating radiator.

Kitchen

12' 4" x 10' 3" (3.76m x 3.12m)

Fitted kitchen with a range of wall and base units, space for appliances, double-glazed window giving views to rear garden and combi boiler.

Utility

Office

12' x 8' 11" (3.66m x 2.72m)

additional storage space with double-glazed window giving views to the rear garden, and central heating radiator.

Bedroom One

13' 6" x 10' 5" (4.11m x 3.17m)

A generous double bedroom with fitted wardrobes and additional furnishings. Double-glazed window and central heating radiator.

Bedroom Two

13' 1" x 8' 10" (3.99m x 2.69m)

A generous double bedroom with access to office room and central heating radiator.

Bathroom

8' 7" x 4' 8" (2.62m x 1.42m)

Comprising a shower cubicle, wash hand basin, low-level toilet and heated towel rail.

Rear Garden



Featuring lawn, mature shrubs and patio areas.

Garage

A substantial detached double garage providing secure parking or excellent storage space.





Total floor area 123.4 m² (1,328 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

**Paul
Dubberley**

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: PWI104496 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PWI104496



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 | www.rightmove.co.uk | www.zoopla.co.uk