Paul Dubberley

PaulDubberley.co.uk

for sale

offers over **£230,000** **Freehold**



Worcester Road Willenhall WV13 2RZ

Paul Dubberley presents this spacious THREE-BEDROOM SEMI-DETACHED HOME, offering versatile living accommodation including an extended open-plan kitchen/living area and generous bay-fronted reception room.

Worcester Road Willenhall WV13 2RZ

Porch

Hall

Entry via porch into a central hallway with access to principle rooms and stairs to first floor.

Living Room

10' 11" x 10' 10" (3.33m x 3.30m)

A bright bay-fronted reception room with wood flooring and feature fireplace.

Dining Room

10' 11" x 10' 11" (3.33m x 3.33m)

A spacious and versatile reception area flowing through to the rear extension, ideal for dining and family living.

Kitchen

16' x 6' 9" (4.88m x 2.06m)

Modern fitted kitchen with a range of units, worktops, and integrated appliances. Open plan to extended living area with doors leading directly to the rear garden.

Wc

5' 4" x 4' 4" (1.63m x 1.32m)

convenient ground floor cloak room.

Landing

Bedroom One

10' 10" x 10' 4" (3.30m x 3.15m)

A large double bedroom with bay window and fitted storage.

Bedroom Two

10' 11" x 10' 11" (3.33m x 3.33m)

A well-proportioned double bedroom overlooking the rear garden.

Bedroom Three

7' 7" x 6' 2" (2.31m x 1.88m)

A single bedroom, ideal as child's room, home office or guest room.

Bathroom

7' 1" x 5' 6" (2.16m x 1.68m)

Modern bathroom suite comprising a bath, separate shower enclosure, wash basin and WC.

Rear Garden

enclosed rear garden.



Agents Note

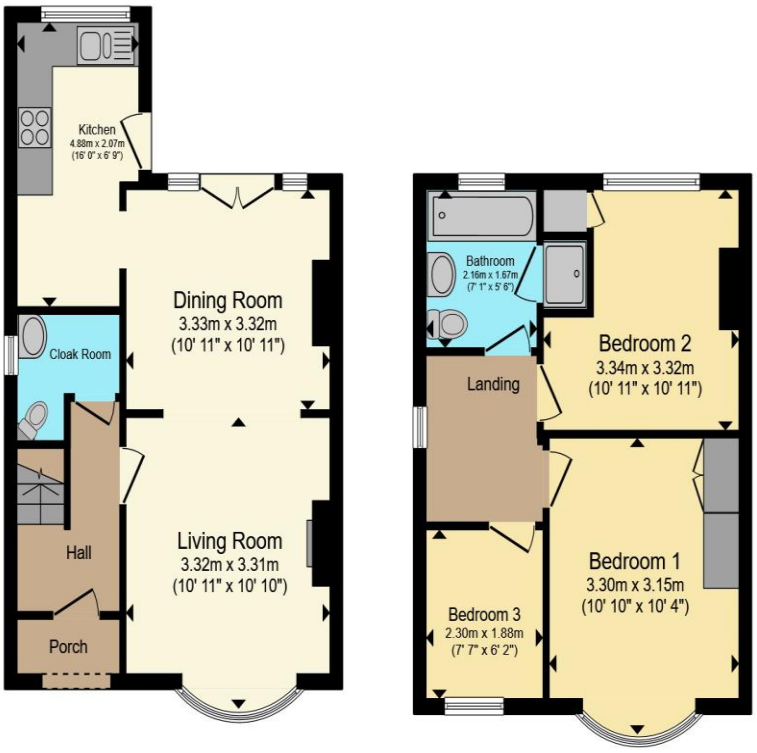
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.











Total floor area 77.9 m² (838 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

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To view this property please contact Paul Dubberley on

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14 New Road
WILLENHALL WV13 2BG

Property Ref: PWI104428 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PWI104428

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.

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