



Borrow Street, Willenhall
Willenhall, WV13 1BJ

£240,000

Occupying a generous position within a popular residential area of Willenhall, this substantially improved and beautifully presented four-bedroom semi-detached family home offers spacious accommodation arranged over three floors.

Thoughtfully extended and enhanced throughout, the property combines stylish contemporary living with versatile family space, making it an ideal purchase for growing families seeking a home ready to move straight into.

Upon arrival, the property immediately impresses with its extensive block-paved frontage providing ample off-road parking for multiple vehicles. Internally, the accommodation has been finished to a high standard throughout and benefits from a well-balanced layout designed for modern family living.

The ground floor comprises a welcoming entrance hall, a spacious lounge featuring bespoke media, a modern fitted kitchen with integrated appliances and ample storage, a useful guest WC and a superb family room to the rear providing additional living and entertaining space with views over the rear garden and creates the perfect setting for everyday family life.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Bedroom One offers generous accommodation, whilst the remaining bedrooms provide flexible space for children, guests or home working requirements. A standout feature of the property is the impressive second-floor principal suite.

Created through a quality loft conversion, this exceptional space offers a large master bedroom with fitted storage and a stylish en-suite shower room, providing a private retreat away from the main family accommodation.

Externally, the enclosed rear garden has been designed with family enjoyment in mind, featuring a spacious patio seating area, lawned garden, garden room/storage building.

The outdoor space provides an ideal setting for entertaining, relaxing and family gatherings throughout the year. Located within easy reach of local schools, shops, transport links and commuter routes, the property offers convenient access to both Wolverhampton and Walsall, while remaining within a well-established residential neighbourhood.

Willenhall itself benefits from excellent road connections including the nearby M6 motorway network and ongoing local transport improvements



Entrance Hall

Lounge 15' 6" x 11' 2" into recess (4.72m x 3.40m)

Kitchen 9' 2" x 12' 4" into recess (2.79m x 3.76m)

Family Room 10' 4" x 12' 2" (3.15m x 3.71m)

Guest W.C

Bedroom 1 12' 9" x 8' 9" into recess (3.88m x 2.66m)

Bedroom 2 12' 2" x 9' 1" into recess (3.71m x 2.77m)

Bedroom 3 10' 1" into recess x 6' 6" (3.07m x 1.98m)

Family Bathroom

Bedroom 4 17' 2" x 9' 2" (5.23m x 2.79m)

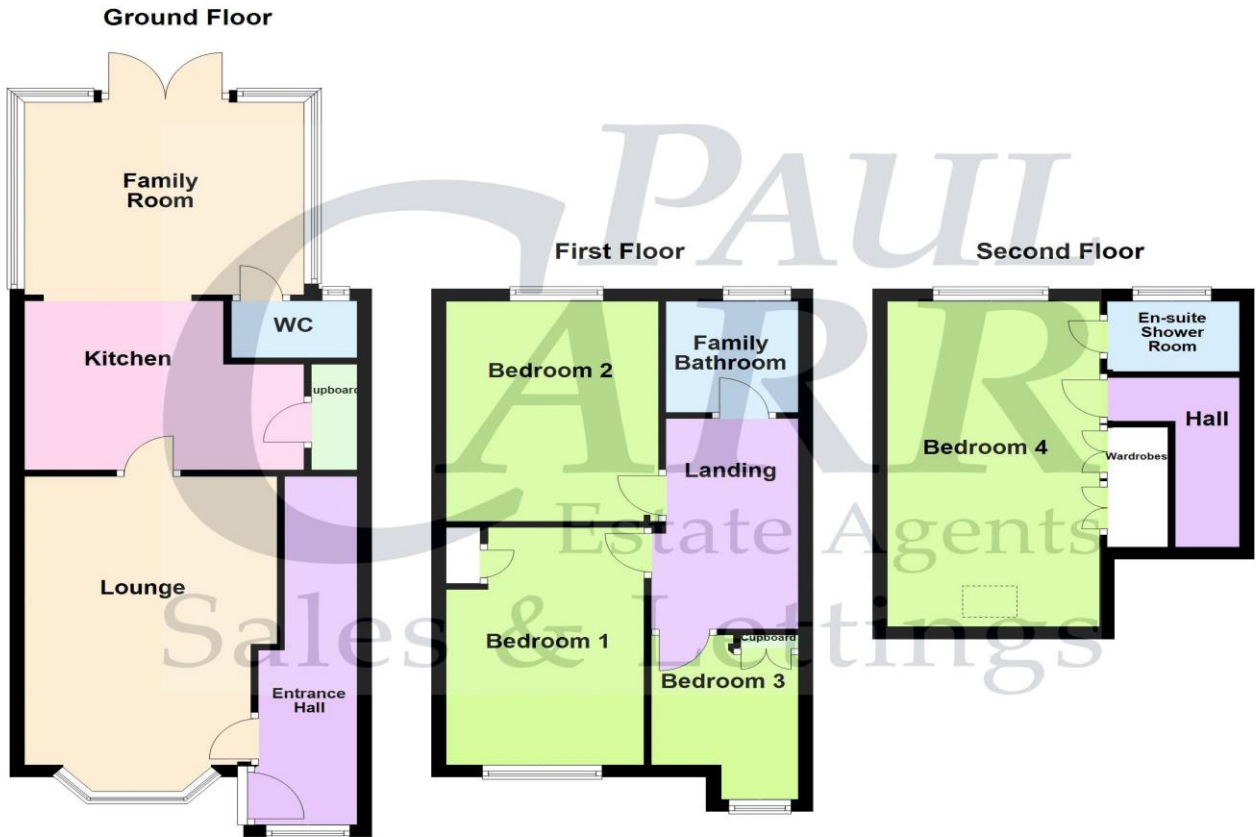
En-suite





Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 10th June 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.