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Broad Lane North | Willenhall | WV12 5UA

Asking Price £265,000

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Summary

****THREE BEDROOMS**DRIVEWAY AND GARAGE**CONSERVATORY TO THE REAR**MODERN FITTED BATHROOM**FITTED KITCHEN**LANDSCAPED REAR GARDEN**POPULAR RESIDENTIAL LOCATION**VIEWING ESSENTIAL****

Nestled in the sought-after area of Broad Lane North, Willenhall, this charming semi-detached house presents an excellent opportunity for first-time buyers or families seeking a comfortable home. The property boasts three well-proportioned bedrooms and a modern bathroom, making it both practical and inviting.

Upon entering, you are greeted by an entrance porch that leads into a welcoming hall. The newly replastered lounge offers a bright and airy space, perfect for relaxation or entertaining guests. The fitted kitchen seamlessly connects to a delightful conservatory, which overlooks the private rear garden, allowing for an abundance of natural light and a lovely view of the outdoor space.

The first floor features two spacious double bedrooms, each equipped with built-in storage, alongside a generous single bedroom, ensuring ample space for family living. The modern bathroom is designed with contemporary fittings, providing a stylish and functional area for daily routines.

Outside, the property is complemented by a driveway at the front, with a shared driveway to the side that provides additional parking and access to a garage. The rear garden is a true highlight, offering

Key Features

- THREE BEDROOM SEMI DETACHED HOME
- FITTED KITCHEN
- CONSERVATORY
- LANDSCAPED REAR GARDEN
- POPULAR LOCATION CLOSE TO ALL LOCAL AMENITIES
- DRIVEWAY AND GARAGE
- MODERN FITTED BATHROOM
- FRESHLY REPLASTERED LOUNGE
- PERFECT FIRST TIME BUY
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

Rooms and Dimensions

Entrance Porch

Hall

Kitchen

Conservatory

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Garage

Identification Checks B

Premium Conveyancing





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**GET READY FOR A SPEEDIER,
SMOOTHER AND MORE SUCCESSFUL
TRANSACTION WITH THIS PREMIUM
CONVEYANCING PROPERTY!**

The vendors have opted to provide a legal pack for the sale of this property, which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

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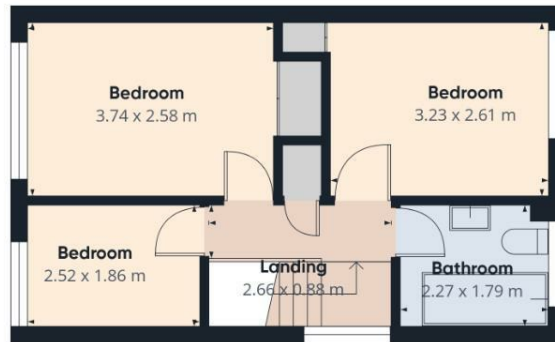
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
94.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Score	Band	Score	Band
89	A	89	A
81-88	B	81-88	B
73-80	C	73-80	C
65-72	D	65-72	D
57-64	E	57-64	E
49-56	F	49-56	F
41-48	G	41-48	G

England & Wales EU Directive 2002/91/EC