

for sale

offers over **£200,000** Freehold



Arnhem Road Willenhall WV13 3TX

Three-Bedroom House comprising a reception room, kitchen, utility room and downstairs WC, with three bedrooms and a family bathroom to the first floor. Benefiting from on-street parking, this property is ideal for first-time buyers, families or investors.

Arnhem Road Willenhall WV13 3TX

Porch

Hallway

Welcoming entrance hallway.

Living Room

15' 4" x 10' 5" (4.67m x 3.17m)

Having Bay window to front aspect, feature fireplace and central heating radiator.

Kitchen

13' 1" x 10' 4" (3.99m x 3.15m)

Having a range of wall and base units, integrated appliances, stainless steel sink, feature spotlight fittings, double-glazed window to rear and uPVC door to rear garden.

Wc

Having wash hand basin and low-flush toilet.

Utility

7' 4" x 2' 8" (2.24m x 0.81m)

Landing

Bedroom One

15' 5" x 8' 8" (4.70m x 2.64m)

Double bedroom having double-glazed window to front aspect and central heating radiator.

Bedroom Two

13' 1" x 10' 8" (3.99m x 3.25m)

Double bedroom having double-glazed window to rear aspect and central heating radiator.

Bedroom Three

10' x 7' 6" (3.05m x 2.29m)

Double bedroom having double-glazed window to front aspect and central heating radiator.

Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)

Fully tiled family bathroom comprising a wash hand basin, low-flush toilet and panelled bath with shower overhead and frosted double-glazed windows.

Rear Garden

Private enclosed rear garden, mainly laid to lawn having some

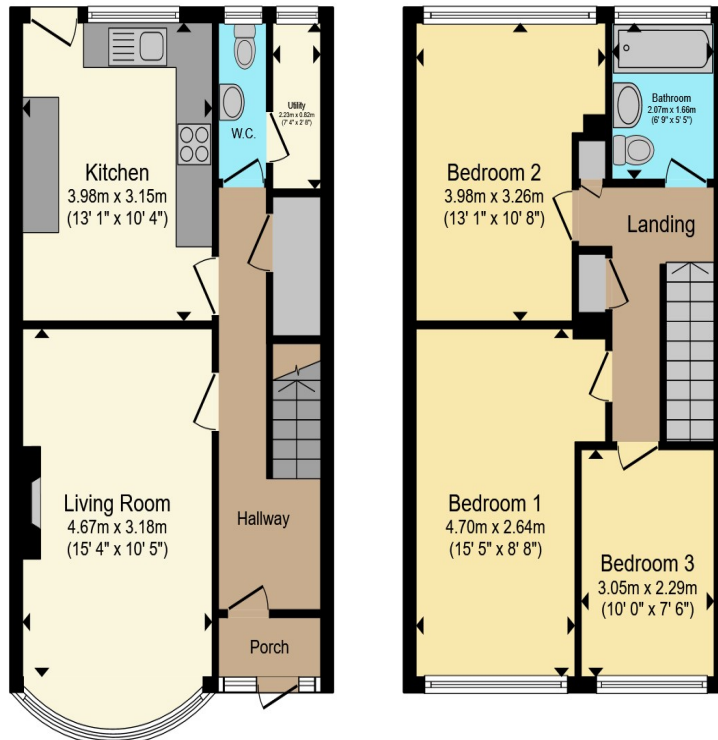


paved patio areas for seating.

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.





Ground Floor

First Floor

Total floor area 88.4 m² (951 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**

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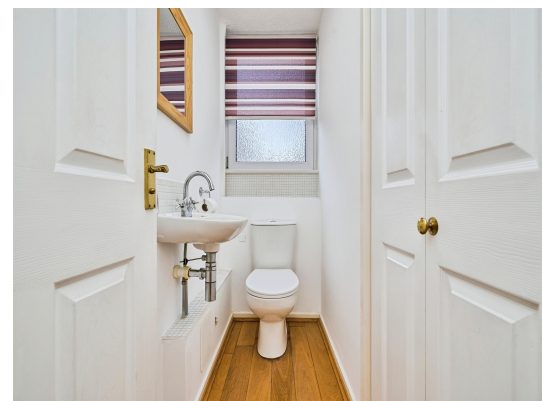
14 New Road
WILLENHALL WV13 2BG

Property Ref: PW1104707 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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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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