

for sale

£350,000 Freehold



Cairn Drive Walsall WS2 0HW

Paul Dubberley presents this spacious and well-proportioned four-bedroom detached family home, offering versatile living accommodation and excellent potential to modernise and add value

Cairn Drive Walsall WS2 0HW

Hall

Welcoming entrance hall providing access to main living areas, with staircase rising to first floor.

Living Room

9' 10" x 10' 11" (3.00m x 3.33m)

Having a front aspect bay-style window, this well-proportioned reception room enjoys plenty of natural light and provides an ideal space for formal lounge, snug or home office.

Dining Room

18' 7" x 14' 7" (5.66m x 4.45m)

A particularly spacious and versatile room having rear aspect window and sliding doors, allowing for excellent natural light and pleasant views over the garden. Providing space for both living and dining furniture.

Kitchen

15' 4" x 8' 4" (4.67m x 2.54m)

Having rear aspect window, the kitchen is fitted with a range of modern wall and base units with complementary work surfaces over, incorporating a gas hob and oven space for further appliances. The room offers good storage and workspace, with access through to utility area.

Utility

8' 10" x 8' 10" (2.69m x 2.69m)

Having side and rear aspect with doors leading to garden, useful space providing additional storage.

Cloak Room

5' 3" x 2' 8" (1.60m x 0.81m)

Side aspect window, fitted with low-level WC and wash hand basin.

Landing

Providing access to all bedrooms and family bathroom.

Bedroom One

13' x 10' 5" (3.96m x 3.17m)

Having a front aspect window, this spacious double bedroom benefits from fitted wardrobes/storage and ample space for additional furnishings.

Bedroom Two

9' 5" x 11' 5" (2.87m x 3.48m)

Having a rear aspect window, this well-proportioned double bedroom enjoys pleasant views over the garden.



Bedroom Three

12' 5" x 9' 1" (3.78m x 2.77m)

Having a rear aspect window, another good-sized bedroom offering flexibility for family or guest accommodation.

Bedroom Four

10' x 7' 1" (3.05m x 2.16m)

Having a front aspect window, this room is ideal as single bedroom, nursery or home office.

Bathroom

6' 1" x 11' 7" (1.85m x 3.53m)

Having rear aspect window, fitted with a suite comprising bath with shower over, wash hand basin and WC, complemented by tiled flooring and wall finishes.

Garage

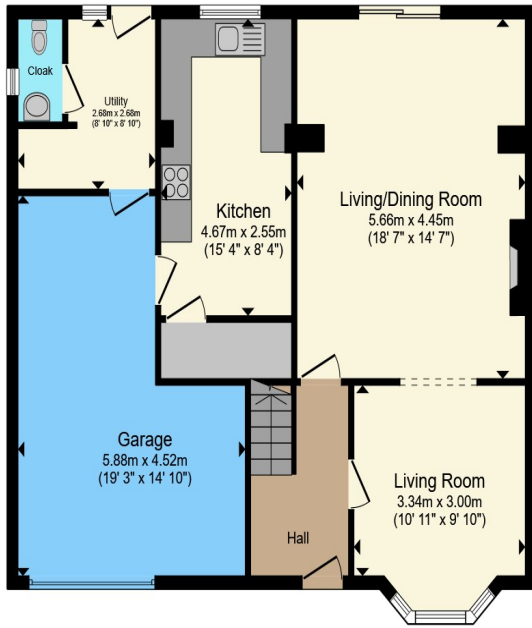
19' 3" x 14' 10" (5.87m x 4.52m)

The property benefits from a front aspect garage providing off-road parking and additional storage.

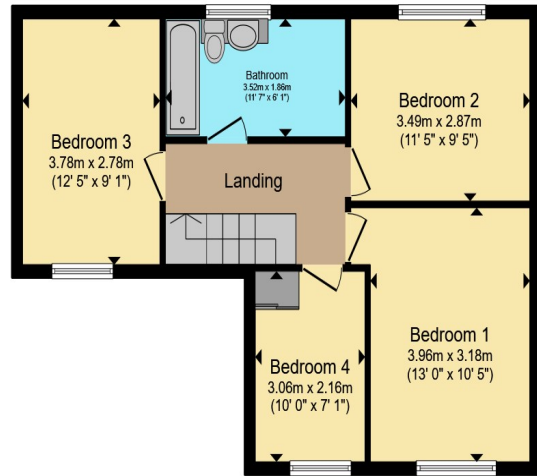
Rear Garden

A generous enclosed rear garden having patio and lawn area, offering excellent space for outdoor entertaining.





Ground Floor



First Floor

Total floor area 142.3 m² (1,532 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



To view this property please contact Paul Dubberley on

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Property Ref: PW1104305 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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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.

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