



Five Oaks Road, Willenhall

Offers In Region Of £210,000

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Five Oaks Road, Willenhall

A GREAT OPPORTUNITY TO PURCHASE A CHAIN FREE 3 BEDROOM SEMI-DETACHED HOME SITUATED IN THE POPULAR AREA OF WILLENHALL- QUOTE PROPERTY REF LC1235

THIS LOVELY HOME A RECENTLY HAD NEW CARPETS AND FLOOR COVERING FITTED BY THE CURRENT HOME OWNERS.

Lee Cooke eXp Personal Estate Agents presents this lovely chain-free traditional semi-detached home, situated in the popular area of Willenhall.

Externally, the property benefits from off-road parking, a pleasant front garden, and a spacious, low-maintenance rear garden.

Internally, the accommodation comprises an entrance porch, entrance hall, a lounge with feature fireplace, and a separate dining/ sitting room with an additional fireplace. The fitted kitchen is complemented by an adjoining sunroom/utility area and store area, offering flexible living space.

The first floor features a landing, a modern fitted shower room, and a selection of three bedrooms.

There is also a large attic space, ideal for conversion (subject to relevant permissions).

Location & Area

The property is ideally situated in Willenhall, offering excellent commuting access to both the Black Country Route and the M6 motorway network. A variety of local amenities can be found nearby, including Willenhall Town Centre and Wednesfield's Bentley Bridge Retail Park, both providing a range of popular shops and facilities. The area is well-served by schools, doctors, dentists, and public houses with eateries, all within easy reach, making this an excellent location for families and commuters alike.





Entrance Porch

Having feature arched **double-glazed French doors** to the front access, with a **double-glazed door** and **double-glazed windows** leading into the main entrance hall.

Entrance Hall

Having **stairs** leading to the first-floor landing, a **storage cupboard**, **central heated radiator**, and **wall-mounted thermostatic Hive control system**. Internal doors lead to various rooms and a **double-glazed door with windows** provides access to the porch.

Kitchen – 9'5" x 6'0"

Fitted with a **selection of wall and base units** with **roll-top work surfaces** and **integrated sink unit**. Includes a **gas hob with oven**, **part tiled walls**, **central heated radiator**, **double-glazed window to side**, and **double-glazed door** leading to the adjoining **sunroom/utility**. Additional door leads back to the entrance hall.





Lounge – 12'4" (into bay) x 10'4" (into recess)

Featuring a double-glazed bay window to the front, marble feature fireplace, central heated radiator, and door leading to the entrance hall.

Sitting Room / Dining Room – 12'2" x 10'0" (into recess)

Having double-glazed patio doors leading to the rear patio area, marble feature fireplace with complimentary electric fire, wall lighting, central heated radiator, and door to entrance hall.

First Floor Landing

Having stairs leading to the ground floor, doors to various rooms, and loft access with pull-down ladders. The loft is insulated and part-boarded (IDEAL FOR CONVERSION).



Utility / Sunroom – 9'0" max x 7'3" min x 5'9"

Having double-glazed windows and double-glazed doors leading to the rear and side access, plumbing for an automatic washing machine, and an additional storage area. Access back into the main kitchen area.

Bedroom One – 13'0" (into bay) x 10'0" (into recess)

Having a double-glazed bay window to front, central heated radiator, and door to landing.

Bedroom Two – 12'2" x 10'0" (into recess)

Having a double-glazed window to rear, central heated radiator, and door to landing.



Bedroom Three – 8'0" (into recess) x 6'1"

Having a double-glazed window to front, central heated radiator, storage cupboard, and door to first-floor landing.

Shower Room

A low-maintenance bathroom with panelled walls for easy cleaning and modern presentation. Featuring a modern fitted suite comprising walk-in shower area, wash basin set in vanity unit, and low-flush WC. Includes a heated towel rail, double-glazed window to rear, airing cupboard housing a recently fitted Ideal combination boiler with Hive system, and door to landing.

Front Garden

Having a bordering hedge, slate low-maintenance front garden, and tarmac off-road parking. Includes security lighting, access to the main family home, and a gate leading to the rear.





Rear Garden

A low-maintenance rear garden with a large paved patio area, selection of plants and shrubs, external water tap, security lighting, and gate leading to front access.

Additional Features

- Recently replaced carpets and floor coverings throughout

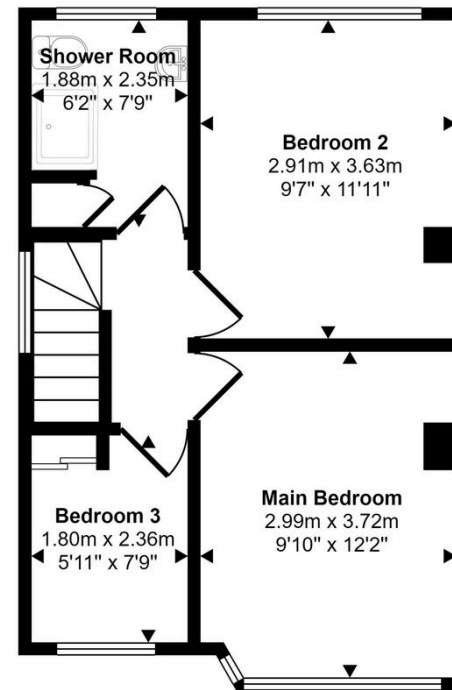
Agent's Note

Lee Cooke Personal Estate Agents recommends viewing to fully appreciate this chain-free, traditional semi-detached property on offer. For further details or to book a free valuation or viewing, please contact our office.

Approx Gross Internal Area
78 sq m / 841 sq ft



Ground Floor
Approx 42 sq m / 453 sq ft



First Floor
Approx 36 sq m / 388 sq ft