

for sale

£140,000 Freehold



## Gipsy Lane Willenhall WV13 2HA

Paul Dubberley presents this TWO-BEDROOM MID-TERRACED home offering a fantastic opportunity for first-time buyers, downsizers, or investors alike.

# Gipsy Lane Willenhall WV13 2HA

## Entrance

Welcoming entrance to:

## Living Room

10' 11" x 13' 1" ( 3.33m x 3.99m )

Front aspect double glazed window, feature fireplace and radiator.

## Dining Room

11' 4" x 12' ( 3.45m x 3.66m )

Having feature fireplace, radiator and access to kitchen and stairs to first floor.

## Kitchen

12' x 6' 6" ( 3.66m x 1.98m )

A range of wall and base units with work surfaces, partially tiled walls, rear aspect double glazed windows, radiator, and door to rear garden. Space for appliances.

## Store

## Landing

Stairs to first floor having access to all first floor rooms.

## Bedroom One

13' 10" x 10' 11" ( 4.22m x 3.33m )

Double bedroom comprising double-glazed window to front aspect, carpeted flooring and radiator.

## Bedroom Two

11' 8" x 9' 4" ( 3.56m x 2.84m )

Second double bedroom comprising double-glazed window to rear aspect, carpeted flooring and radiator.

## Bathroom

10' 9" x 6' 6" ( 3.28m x 1.98m )

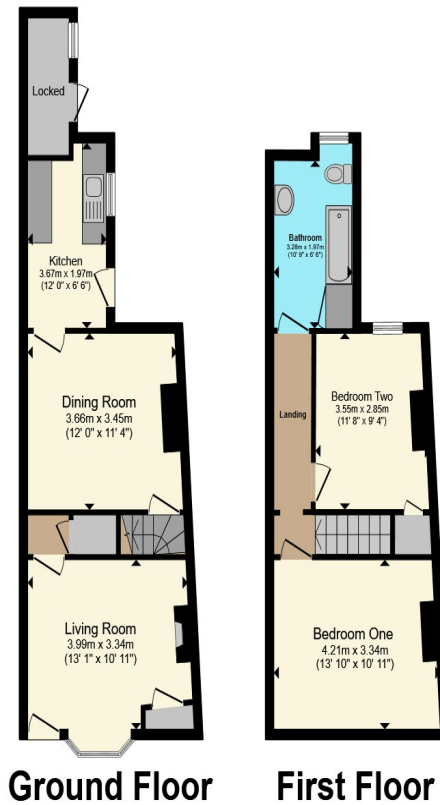
Comprising a paneled bath, wash hand basin and low-level WC.

## Rear Garden

Private rear garden with fenced boundaries mainly laid to lawn.







Total floor area 80.0 m<sup>2</sup> (861 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

**T 01902 633323**  
**E willenhall@pauldubberley.co.uk**

14 New Road  
 WILLENHALL WV13 2BG

Property Ref: PW1104329 - 0004  
 Tenure:Freehold EPC Rating: D  
 Council Tax Band: A

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