

for sale

£260,000 Freehold



Coltham Road Willenhall WV12 5PZ

Paul Dubberley presents this **THREE-BEDROOM SEMI-DETACHED FAMILY HOME**, offering generous living space throughout and situated in a sought-after residential location.



Property Details

Porch

Hall

Entrance space with access to all principle ground floor rooms and stairs leading to first floor.

Living Room 16' 4" x 14' 2" (4.98m x 4.32m)

A spacious and comfortable living area with ample room for furnishings, featuring a large bay window allowing for plenty of natural light.

Kitchen/Dining Room 8' 2" x 17' 4" (2.49m x 5.28m)

A stylish and practical open-plan space fitted with a range of wall and base units, work surfaces and integrated appliances. Plenty of space for dining furniture, with access through to conservatory.

Conservatory 9' 4" x 10' 4" (2.84m x 3.15m)

A bright and versatile additional reception space with views over the rear garden and direct access outside.

Utility 7' 2" x 9' 1" (2.18m x 2.77m)

Useful additional space with plumbing for appliances and access to rear garden.

Wc

Convenient ground floor cloakroom fitted with WC and wash basin.

Landing

Bedroom One 12' 7" x 10' 2" (3.84m x 3.10m)

A generous double bedroom fitted with wardrobes.

Bedroom Two 12' 1" x 9' 9" (3.68m x 2.97m)

A well-sized double bedroom.

Bedroom Three 7' 6" x 7' 5" (2.29m x 2.26m)

A good-sized single room, perfect as child's room, home office or nursery.

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

Fitted with a three-piece suite including bath with shower over, wash basin and wc.

Garage 17' 5" x 7' 10" (5.31m x 2.39m)

Integral garage providing additional storage or parking.

Rear Garden

A well-maintained ad enclosed rear garden mainly laid to lawn with patio seating areas and established planting.





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: PWI104497 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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.

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.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk