

for sale

**£300,000** Freehold



## Barmouth Close Willenhall WV12 5SH

A spacious **FOUR-BEDROOM DETACHED** family home offering flexible accommodation, including a ground floor en-suite bedroom, spacious 20 ft living room, modern bathroom facilities and ample driveway parking. Occupying a generous plot with a large private rear garden.



# Property Details

## Hall

welcoming entrance hall to all ground floor accommodation and stairs to first floor.

## Living Room 20' 3" x 10' ( 6.17m x 3.05m )

Generous living room having double-glazed window to front aspect and central heating radiator.

## Kitchen 9' 11" x 7' 10" ( 3.02m x 2.39m )

Having a range of wall and base units, kitchen appliances which are included within sale and double-glazed window to rear garden.

## Bedroom One 9' 9" x 7' 3" ( 2.97m x 2.21m )

Ground floor bedroom having double-glazed bay window to front aspect, central heating radiator and en-suite wet room.

## En-Suite 4' 5" x 7' 3" ( 1.35m x 2.21m )

wet room comprising a shower, low flush toilet and wash hand basin.

## Landing

Having access to all first floor accommodation.

## Bedroom Two 9' 7" x 11' 11" ( 2.92m x 3.63m )

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

## Bedroom Three 10' 4" x 8' 8" ( 3.15m x 2.64m )

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

## Bedroom Four 9' 7" x 7' 10" ( 2.92m x 2.39m )

well-sized fourth bedroom having central heating radiator and double-glazed window to rear aspect.

## Wc 2' 4" x 5' 3" ( 0.71m x 1.60m )

Comprising a wash hand basin and low flush toilet.

## Bathroom 5' 5" x 7' 10" ( 1.65m x 2.39m )

Comprising a paneled bath with shower overhead, wash hand basin and wc with vanity unit and obscure window to front aspect.

## Rear Garden

Generous rear garden mainly laid to lawn with paved patio areas, garden shed adding extra potential storage and scope for landscaping.

## 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.





To view this property please contact Paul Dubberley on

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WILLENHALL WV13 2BG

Property Ref: PWI104592 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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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