

**Barmouth Close, Willenhall, WV12 5SH**  
**Offers In The Region Of £325,000**  
**Council Tax Band: C**



We're delighted to present this beautiful modern 3 bedroom detached property located in New Invention, close to local amenities, the property boasts a spacious layout that is perfect for young families.

Upon entering, you are greeted by a layout featuring a generous sized lounge area with a log burner, followed by an open dining area alongside a modern kitchen, after the kitchen you'll find a downstairs WC and utility room.

Upstairs you'll find 3 good sized bedrooms and an upstairs bathroom with a walk-in shower.

Outside, the large driveway provides convenient off-road parking, while the private rear garden presents a wonderful opportunity for outdoor enjoyment.

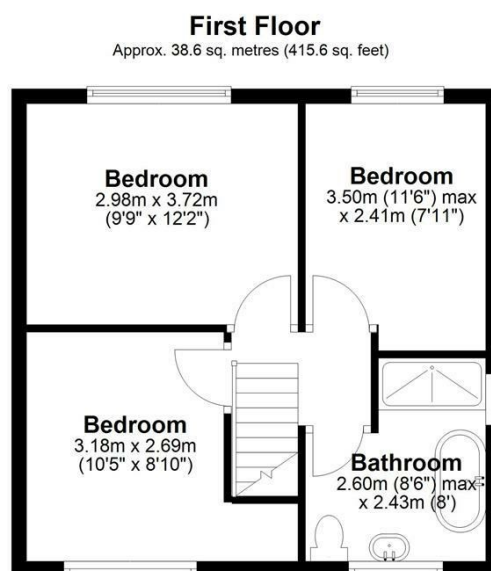
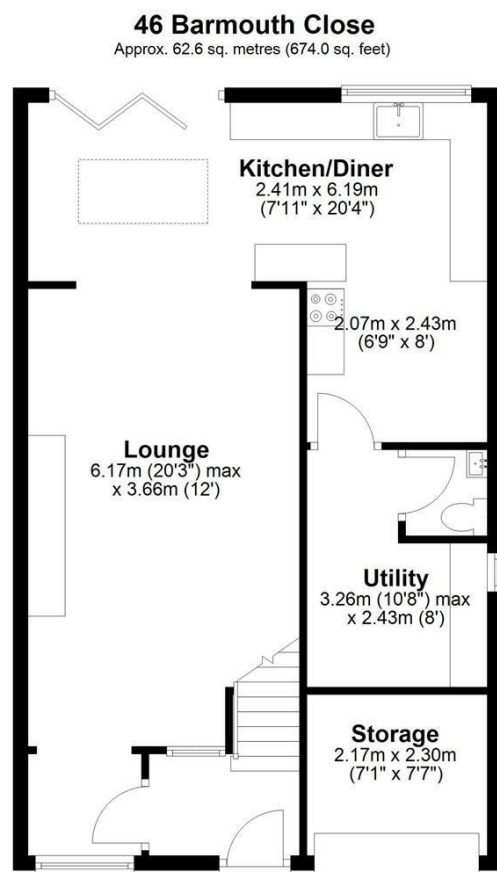
EPC Rating and Floorplans with measurements are coming soon.

Must see in person! Call to book in a viewing now!

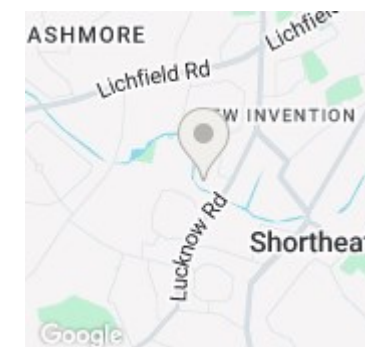
Council Tax Band - C



Open House Bloxwich



Total area: approx. 101.2 sq. metres (1089.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		69	75
EU Directive 2002/91/EC			