

for sale

£160,000 Freehold



Moxhull Close Willenhall WV12 5XU

Welcome to this well-positioned mid-terraced house located on Moxhull Close in Willenhall, offering a comfortable and practical home environment for first-time buyers, a small family or an investment opportunity. **CALL NOW ON 01902 633 323 TO BOOK A VIEWING!!**

Moxhull Close Willenhall WV12 5XU

Hall

15' 1" x 6' 2" (4.60m x 1.88m)

A welcoming hallway with fitted carpet, radiator and stairs rising to the first floor.

Lounge

13' 1" x 11' 1" (3.99m x 3.38m)

A bright and spacious reception room with a large front facing window allowing plenty of natural light.

Kitchen/Diner

11' 2" x 17' 8" (3.40m x 5.38m)

Generously sized kitchen and dining area with a range of wall and base units, tiled splashbacks, stainless steel sink and space for appliances. The dining area offers ample space for a family table and chairs. Patio-style door leads directly out to the rear garden.

Landing

14' 6" x 8' 1" (4.42m x 2.46m)

Bedroom One

9' 8" x 14' 5" (2.95m x 4.39m)

Bedroom Two

14' 2" x 9' 3" (4.32m x 2.82m)

A spacious double bedroom with rear aspect window overlooking

the garden. Neutral walls and fitted carpet make it ready to move into.

Bathroom

5' 5" x 8' 5" (1.65m x 2.57m)







Ground Floor

First Floor

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.focalagent.com

To view this property please contact Paul Dubberley on

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Property Ref: PWI104266 - 0003
 Tenure:Freehold EPC Rating: C
 Council Tax Band: A

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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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