

for sale

£230,000 Freehold



## Queens Lea Willenhall WV12 4JA

Paul Dubberley present this well-presented and extended THREE-BEDROOM family home offering flexible living accommodation.

# Queens Lea Willenhall WV12 4JA

## Hallway

Having double-glazed front door, radiator, stairs rising to first floor and doors leading to;

## Living Room

19' 5" x 10' 2" ( 5.92m x 3.10m )

A spacious and well-presented reception room with feature fireplace, radiator, and double-glazed patio doors leading into the conservatory. Ample space for both living and dining.

## Kitchen

10' 6" x 9' 5" ( 3.20m x 2.87m )

Fitted with a range of wall and base units with work surfaces over, incorporating sink and drainer, space for appliances including washing machine and cooker, tiled splashback, radiator and double- glazed window.

## Sunroom

10' 10" x 8' ( 3.30m x 2.44m )

A bright additional reception space with double-glazed windows and doors leading to the rear garden.

## Bedroom Three

11' 2" x 7' 10" ( 3.40m x 2.39m )

A versatile room with double-glazed window, ideal as bedroom, guest room or home office.

## Shower Room

6' 8" x 4' 6" ( 2.03m x 1.37m )

Comprising walk-in shower, wash hand basin and low-level WC, with tiled walls.

## Landing

## Bedroom One

15' x 9' 8" ( 4.57m x 2.95m )

A generous double bedroom with double-glazed window and radiator.

## Bedroom Two

10' 6" x 9' 6" ( 3.20m x 2.90m )

A further double bedroom with double-glazed window and radiator.

## Bathroom

5' 5" x 5' ( 1.65m x 1.52m )

Fitted with a bath and shower over, wash hand basin, low-level WC, tiled walls and double-glazed window.







Total floor area 94.9 m<sup>2</sup> (1,022 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



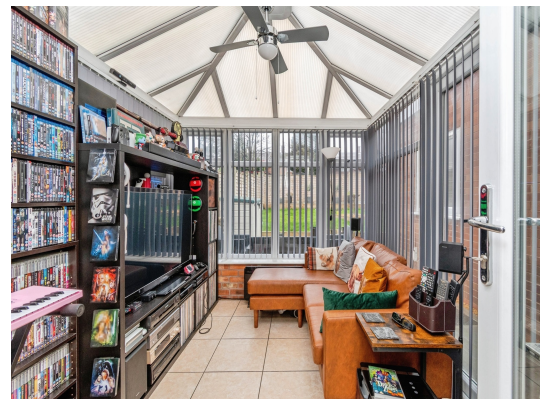
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Property Ref: PWI104459 - 0003  
 Tenure:Freehold EPC Rating: C  
 Council Tax Band: A

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