

for sale

offers in excess of **£350,000** Freehold



Harden Close Walsall WS3 1BU

Paul Dubberley presents this beautifully refurbished and well-presented family home offering modern, move-in-ready accommodation throughout.

Harden Close Walsall WS3 1BU

Entrance Hall

Kitchen/Dining Room

20' 1" x 18' 6" (6.12m x 5.64m)

Contemporary open-plan kitchen/dining space fitted with modern units, generous work surfaces and ample room for family dining table.

Living Room

15' 5" x 12' 11" (4.70m x 3.94m)

A well-proportioned reception room positioned to the rear of the property with double doors opening to rear garden.

Wc

a modern and stylish cloakroom fitted with a contemporary suite, ideal for guests and everyday convenience.

Utility

8' 9" x 5' 2" (2.67m x 1.57m)

Conveniently located off the main living space, the utility room provides additional storage and laundry facilities.

Landing

stairs leading to first floor bedrooms and bathroom and additional stairs leading to loft room.

Bedroom One

14' x 8' 9" (4.27m x 2.67m)

A generous sized double bedroom positioned to the rear of the property, offering ample floor space for bedroom furniture.

Bedroom Two

10' 3" x 8' 9" (3.12m x 2.67m)

Another well-proportioned double bedroom overlooking the front of the property.

Bedroom Three

9' 7" x 8' 11" (2.92m x 2.72m)

A comfortable single bedroom, ideal for use as child's bedroom or home office.

Shower Room

6' 6" x 5' 7" (1.98m x 1.70m)

A modern bathroom suite finished to a high standard, featuring contemporary fittings including walk-in shower, stylish tiling, and vanity storage.

Loft Room



10' 9" x 18' 6" (3.28m x 5.64m)

A versatile loft conversion offering additional useful space, ideal as home office or guest room. The room features sloped ceilings and useful alcove storage areas.

Rear Garden

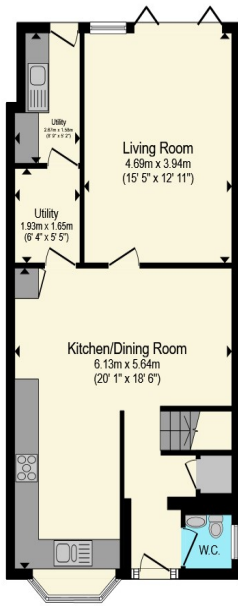
A well-maintained and enclosed rear garden, mainly laid to lawn with patio areas, providing a great space for outdoor relaxation and entertainment.

Outbuilding

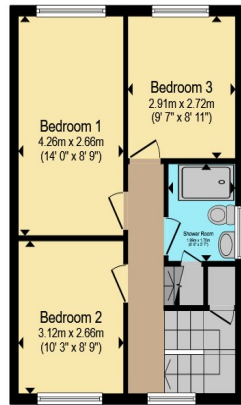
A substantial detached outbuilding offering excellent flexibility, suitable for use as home office, gym or additional storage.

Shower Room

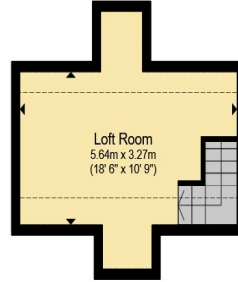




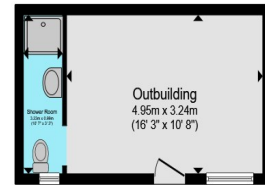
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 141.7 m² (1,525 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



To view this property please contact Paul Dubberley on

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Property Ref: PW1104473 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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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.

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