

for sale

**£220,000** Leasehold



## Sandringham Avenue Willenhall WV12 5TE

Paul Dubberley are proud to present a spacious **THREE-BEDROOM SEMI-DETACHED** family home offering excellent potential, generous living accommodation, driveway parking and a private rear garden, situated in a popular residential location WV12. **PROPERTY WILL BE FREEHOLD UPON COMPLETION.**



# Sandringham Avenue Willenhall WV12 5TE

## Porch

2' 6" x 6' 2" ( 0.76m x 1.88m )

Entrance via a glazed front door into a welcoming hallway.

## Hall

15' 5" x 4' 5" ( 4.70m x 1.35m )

Staircase to the first floor, radiator and access to the principal ground floor rooms.

## Living/Dining Room

28' 3" x 12' 4" ( 8.61m x 3.76m )

A bright and spacious dual-aspect reception room providing ample space for both lounge and dining furniture, with large windows to the front and rear overlooking the garden.

## Kitchen

9' 1" x 16' 3" ( 2.77m x 4.95m )

Good sized kitchen fitted with range of wall and base units, work surfaces, sink unit and space for appliances. Window overlooking the rear garden and door providing external access. Scope to reconfiguration or extend subject to planning.

## Toilet

2' 9" x 8' 4" ( 0.84m x 2.54m )

Convenient cloakroom fitted with WC.

## Landing

8' 5" x 6' 5" ( 2.57m x 1.96m )

Providing access to all bedrooms and the family bathroom.

## Bedroom One

15' 4" x 9' 8" ( 4.67m x 2.95m )

A generous double bedroom with fitted storage and front aspect window.

## Bedroom Two

13' 1" x 9' 8" ( 3.99m x 2.95m )

Second double bedroom overlooking the rear garden.

## Bedroom Three

7' 5" x 7' 5" ( 2.26m x 2.26m )

A well-proportioned single bedroom, ideal as a child's bedroom, guest room or home office.

## Bathroom

9' 8" x 7' 5" ( 2.95m x 2.26m )

Fitted with bath and shower over, wash hand basin and WC, with window to the rear.





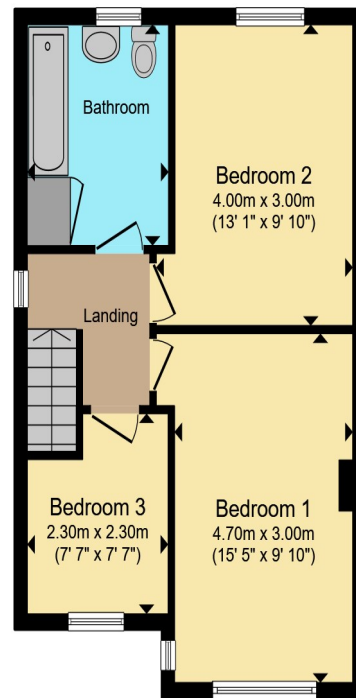
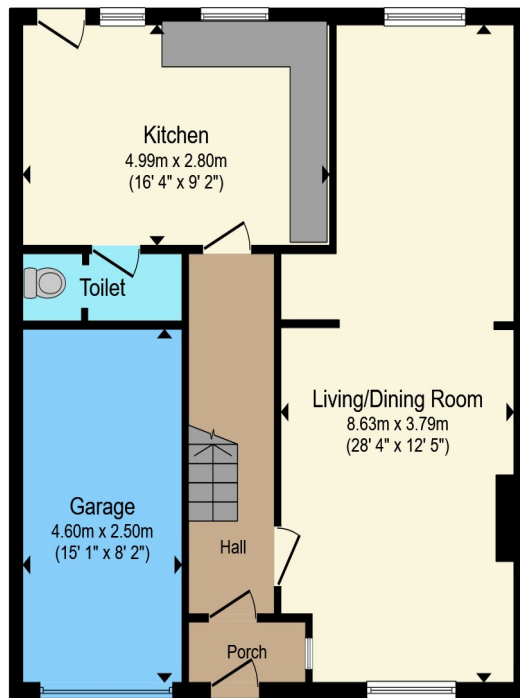
## Garage

15' x 8' 2" ( 4.57m x 2.49m )

Integral garage offering secure parking or excellent storage/workshop potential.

## Rear Garden





Total floor area 112.4 m<sup>2</sup> (1,210 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](http://www.propertybox.io)

**Paul  
Dubberley**

To view this property please contact Paul Dubberley on

**T 01902 633323**  
**E [willenhall@pauldubberley.co.uk](mailto:willenhall@pauldubberley.co.uk)**

14 New Road  
WILLENHALL WV13 2BG

Property Ref: PWI104312 - 0008

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

**view this property online [PaulDubberley.co.uk/Property/PWI104312](http://PaulDubberley.co.uk/Property/PWI104312)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs

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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