

for sale

offers in the region of **£250,000** Freehold



**Dillways Lane Willenhall WV13 3EY**

The property offers generous and versatile accommodation arranged over two floors, including a spacious lounge, an open-plan kitchen/dining room, three bedrooms, and both ground and first-floor bathroom facilities. Externally, the property benefits from off-road parking, a detached garage and a goo

# Dilloways Lane Willenhall WV13 3EY

## Porch

A useful entrance area providing storage space before leading into the main hallway.

## Lounge

15' 9" x 13' ( 4.80m x 3.96m )

A bright and generously sized reception room positioned to the front aspect of the property. The lounge features laminate flooring and ample space for a full range of living room furniture.

## Kitchen/Lounge

21' 4" x 11' 10" ( 6.50m x 3.61m )

A spacious open-plan kitchen and dining area located to the rear of the property. The kitchen fitted with a range of wall and base units with complementary work surfaces, integrated appliances, and tiled flooring. The dining area offers space for table and seating, making it ideal for family meals and entertaining. The room provides access to the rear lobby area.

## Bathroom

10' 2" x 7' 10" ( 3.10m x 2.39m )

Fitted with modern suite comprising a paneled bath, wash hand basin, WC, and separate shower enclosure. The room is fully tiled and benefits from a window to rear aspect.

## Landing

Providing access to all first-floor rooms and separate WC.

## Bedroom One

13' 1" x 10' 6" ( 3.99m x 3.20m )

A spacious double bedroom situated to the front aspect of the property, offering ample space for bedroom furniture and storage.

## Bedroom Two

10' 2" x 10' 2" ( 3.10m x 3.10m )

A further well-proportioned double bedroom enjoying a rear aspect and suitable for a variety of uses.

## Bedroom Three

9' 10" x 5' 11" ( 3.00m x 1.80m )

A versatile third bedroom, ideal as child's bedroom, nurser, or home office.

## Toilet

3' 1" x 4' 7" ( 0.94m x 1.40m )

A useful additional toilet, ideal for family living.

## Rear Garden

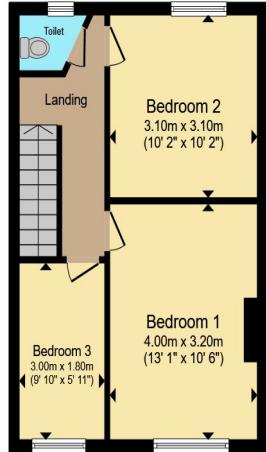


A good-sized rear garden, mainly laid to lawn with paved patio areas, ideal for outdoor seating and entertainment. The garden is enclosed by fencing, offering a good degree of privacy.





**Ground Floor**



**First Floor**

Total floor area 95.8 m<sup>2</sup> (1,031 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  
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Property Ref: PWI104376 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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