



**Connells**

Dillways Lane  
Willenhall



### Property Description

Connells Wolverhampton are pleased to present to market this deceptively spacious end terrace family home. Being well presented and offering modern living including an open plan kitchen, this home promises to be the perfect choice for families. Viewing is highly recommended to appreciate, call Connells today to book a viewing.

Internally the property comprises of entrance porch, entrance hall, lounge with feature bay window, stylish open plan kitchen diner and modern family bathroom to the ground floor. Upstairs there are three good size bedrooms, the largest of which boasts fitted wardrobes and over bed storage and a wc. Externally the property continues to impress with a generous block paved driveway to front and a detached 29ft garage ideal for storage or conversion subject to relevant permissions. To the rear is an enclosed garden space.



### Entrance Porch

Double glazed door to front, double glazed windows to front and side.

### Entrance Hall

Door to front, stairs to first floor landing, central heating radiator, alarm panel.

### Lounge

15' 7" into bay plus recess x 12' 11" into recess ( 4.75m into bay plus recess x 3.94m into recess )

Double glazed bay window to front, central heating radiator.

### Open Plan Kitchen Diner

21' 3" x 12' ( 6.48m x 3.66m )

Double glazed window to rear, a range of wall and base units with work surfaces. stainless steel sink and drainer, gas oven, gas hob, central heating radiator, access to side lobby, double glazed door to side leading to the garden.

### Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps, separate shower cubicle, heated towel rail, tiled walls, tiled flooring.

### The Location & Area

Willenhall is a town in the metropolitan borough of Walsall, the town is well served by a good selection of local shops and business's and at the heart of this busy little town is the ever popular market. There is also an excellent range of local schools and transport links. Willenhall is also conveniently located for the thriving city of Wolverhampton that in itself offers a variety of shopping and leisure facilities, cafe and bars and highly regarded schools and universities.

## First Floor Landing

Doors to various rooms.

## Bedroom One

12' 10" x 10' 2" into recess ( 3.91m x 3.10m into recess )

Double glazed window to front, central heating radiator, fitted wardrobes and over bed storage.

## Bedroom Two

10' 3" x 10' 2" ( 3.12m x 3.10m )

Double glazed window to rear, central heating radiator.

## Bedroom Three

9' 6" x 6' 1" ( 2.90m x 1.85m )

Double glazed window to front, central heating radiator.

## Separate Wc

Double glazed window to rear, wc, wash hand basin.

## Outside Front

Generous block paved driveway, access to garage.

## Garage

29' 11" x 8' 3" ( 9.12m x 2.51m )

Up and over door, double glazed door to side leading to rear garden. Please note the garage is of breeze block construction.

## Outside Rear

Patio area, lawn, outdoor tap, outdoor light, storage shed, gated side access.









**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)

**Connells**

To view this property please contact Connells on

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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

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