

for sale

£250,000 Freehold



Marshall Road WILLENHALL WV13 3QD

This well-proportioned **THREE-BEDROOM SEMI-DETACHED FAMILY HOME** is situated in a popular residential location of WV13, offering spacious and versatile accommodation across two floors.

Marshall Road WILLENHALL WV13 3QD

Porch

2' 5" x 6' 5" (0.74m x 1.96m)

Giving access into the main hallway.

Hall

12' 6" x 6' 5" (3.81m x 1.96m)

A welcoming entrance hall with staircase rising to the first floor, wood-effect flooring and doors leading to the principal ground floor rooms.

Lounge

14' 9" x 11' 2" (4.50m x 3.40m)

A bright and comfortable front-facing reception room featuring a large bay window overlooking the front aspect, allowing for plenty of natural light.

Living Room

11' 2" x 17' 8" (3.40m x 5.38m)

A spacious rear reception room with double doors opening onto the patio and rear garden, creating an excellent family living and entertaining space with garden views.

Kitchen

14' 9" x 6' 6" (4.50m x 1.98m)

A well-appointed galley-style kitchen fitted with a range of modern

wall and base units with complementary work surfaces and tiled splashbacks. Side-facing window provides natural light, with door giving access to the rear garden. Space for appliances and plumbing for washing machine.

Landing

9' x 6' 5" (2.74m x 1.96m)

With side-facing window allowing natural light onto the landing and doors leading to all first-floor accommodation.

Bedroom One

14' 5" x 11' 2" (4.39m x 3.40m)

A generous double bedroom featuring large bay window overlooking front aspect and providing ample space for wardrobes and bedroom furniture.

Bedroom Two

12' 6" x 10' 2" (3.81m x 3.10m)

Second double bedroom to rear aspect with large window allowing plenty of natural light.

Bedroom Three

8' 6" x 6' 11" (2.59m x 2.11m)

A well-proportioned third bedroom, suitable as child's room, nursery or home office.



Bathroom

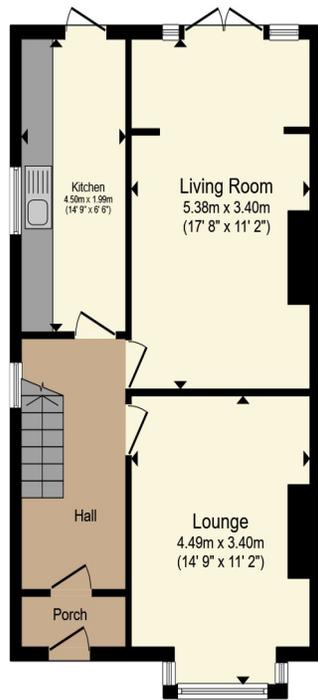
9' 2" x 6' 11" (2.79m x 2.11m)

A modern and stylish refitted bathroom comprising a panelled bath with shower over, wash hand basin with vanity storage and WC. Obscure double-glazed window to the side aspect provides good natural light while maintaining privacy.

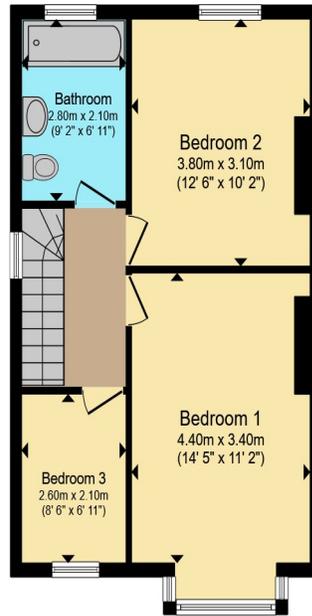
Rear Garden

A generous, enclosed and tiered rear garden, featuring a paved patio seating area directly accessed from the main living room, steps leading down to a lawned garden fenced boundaries, and additional storage sheds. Ideal for families, entertaining and outdoor dining.





Ground Floor



First Floor

Total floor area 99.4 m² (1,070 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: PWI104386 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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