

for sale

offers over **£280,000** Freehold



Sandringham Avenue Willenhall WV12 5TF

Perfectly suited for modern family living, the property benefits from a generous reception space, stylish interiors, a detached garage and well-maintained front and rear gardens.



Property Details

Porch

Welcoming entrance porch leading to;

Hallway

hallway leading to all ground floor accommodation

Living/Dining Room 27' 9" x 10' 10" (8.46m x 3.30m)

Open-plan living and dining rooms comprising double-glazed bay window to front aspect, feature fireplace, central heating radiators, double sliding doors accessing the conservatory, and archway to study area.

Study 9' 3" x 7' 5" (2.82m x 2.26m)

Kitchen 14' 4" x 9' 11" (4.37m x 3.02m)

Modern fitted kitchen comprising a range of wall and base units with work surfaces, integrated appliances, gas cooker with cooker hood overhead, laminate flooring and two double-glazed windows- bay window to front aspect and window overlooking rear garden.

Conservatory 8' x 8' (2.44m x 2.44m)

Accessed from dining room, giving spacious accommodation and views overlooking the rear garden.

Landing

Stairs to first floor having access to all bedrooms and family bathroom.

Bedroom One 15' 1" x 9' 2" (4.60m x 2.79m)

Spacious double bedroom having double-glazed window and central heating radiator.

Bedroom Two 13' x 9' 1" (3.96m x 2.77m)

Spacious double bedroom having double-glazed window and central heating radiator.

Bedroom Three 8' x 7' 4" (2.44m x 2.24m)

Versatile single bedroom having double-glazed window and central heating radiator.

Bathroom 8' 10" x 7' 3" (2.69m x 2.21m)

Modern family bathroom comprising a paneled bath with shower overhead, separate shower enclosure, pedestal wash basin, and low-level WC. Having obscure windows for privacy.

Rear Garden

Generous private enclosed rear garden mainly laid to lawn with patio area for seating. Can be accessed from front and rear of property.

Garage 16' 5" x 8' 6" (5.00m x 2.59m)

Detached garage.





To view this property please contact Paul Dubberley on

T 01902 633323
E willenhall@pauldubberley.co.uk

14 New Road
WILLENHALL WV13 2BG

Property Ref: PW1104543 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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