

for sale

offers over **£450,000** Freehold



Lochalsh Grove Willenhall WV12 5FA

Paul Dubberley is proud to present this immaculate FOUR- BEDROOM DETACHED FAMILY HOME with OPEN-PLAN kitchen, skylights, integral garage and private landscaped garden.

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Hall

A welcoming and well-proportioned entrance hall, with stairs to the first floor.

6' 7" x 4' (2.01m x 1.22m)

Conveniently located off the kitchen, providing space for washing machine, dryer, and additional storage.

Lounge/Diner

27' 2" x 19' 9" (8.28m x 6.02m)

A generous and elegant reception room offering flexible space for living, dining and workspace. Large windows overlook the front garden.

Wc

6' 9" x 4' 10" (2.06m x 1.47m)

Wash hand basin, WC and part tiled walls.

Kitchen

12' 3" x 25' 3" (3.73m x 7.70m)

The luxury fitted kitchen is finished to a high standard with sleek contemporary wall and base units, integrated gas hob with modern extractor hood, built-in oven, integrated sink, ample worktop space, stylish tiled splashbacks and under-cabinet mood lighting.

Landing

Spacious carpeted landing with access to all four bedrooms and family bathroom.

Bedroom One

12' 6" x 11' 1" (3.81m x 3.38m)

Master suite with fitted wardrobes, plush carpeting and space for large bed and additional furniture.

En-Suite

5' 9" x 5' 11" (1.75m x 1.80m)

Modern fitted suite comprising, corner shower enclosure, WC and wash hand basin.

Bedroom Two

Utility



15' 7" x 7' 11" (4.75m x 2.41m)

A spacious double bedroom with built-in wardrobes, carpeted flooring and pleasant outlook over the rear garden.

Bedroom Three

7' 6" x 9' (2.29m x 2.74m)

A comfortable bedroom, with carpeted flooring and rear-facing window. Suitable as a bedroom, nursery, or home office.

Bedroom Four

8' 2" x 6' 7" (2.49m x 2.01m)

A well-sized single bedroom with front-facing window, ideal as child's bedroom, study or dressing room.

Bathroom

6' 4" x 5' 11" (1.93m x 1.80m)

Well-presented family bathroom featuring, paneled bath and shower over, WC, wash hand basin with vanity unity and window.

Garage

17' 2" x 8' 1" (5.23m x 2.46m)

Accessed internally from the hallway and externally from the driveway. The space can be used for storage, home gym or conversion potential (subject to permissions).

Rear Garden

A private, landscaped, and low-maintenance rear garden, with space suitable for outdoor seating/entertaining. The rear garden benefits from the security of two lockable gated side access points, making rear entrance to the property practical and secure.





Ground Floor

First Floor

Total floor area 149.8 m² (1,613 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

**Paul
Dubberley**

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Property Ref: PWI104380 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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