

for sale

£270,000 Freehold



Hathaway Close Willenhall WV13 3HE

A fantastic opportunity to acquire this spacious three-bedroom detached home, occupying a generous plot and offering no upward chain and excellent potential for improvement and modernisation throughout.

Hathaway Close Willenhall WV13 3HE

Hall

welcoming entrance hall.

Living Room

14' 1" x 13' 1" (4.29m x 3.99m)

Having double-glazed bay window to front aspect, gas central radiator and central feature fireplace.

Kitchen

10' x 14' 10" (3.05m x 4.52m)

Having a range of wall and base units, space and plumbing for appliances and dining area.

Conservatory

8' 7" x 12' 6" (2.62m x 3.81m)

additional reception space with views overlooking the rear garden.

Landing

giving access to all bedrooms and family bathroom.

Bedroom One

8' 7" x 12' 6" (2.62m x 3.81m)

Double bedroom having double-glazed window to front, fitted wardrobes and central heating radiator.

Bedroom Two

9' 10" x 6' 11" (3.00m x 2.11m)

having double-glazed window to rear and central heating radiator.

Bedroom Three

6' 11" x 7' 9" (2.11m x 2.36m)

having double-glazed window to rear and central heating radiator.

Bathroom

5' 4" x 8' 8" (1.63m x 2.64m)

partially tiled family bathroom having wash hand basin, paneled bath with shower overhead and low-flush toilet.

Rear Garden

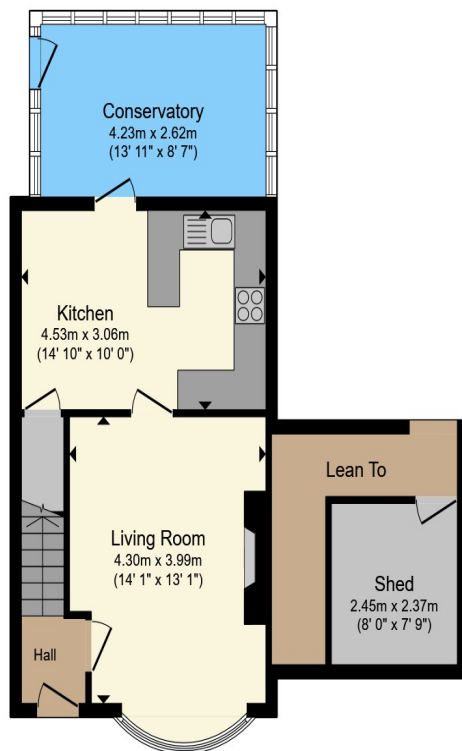
Private enclosed rear garden mainly paved with planting areas and shed for storage.

Agents Note

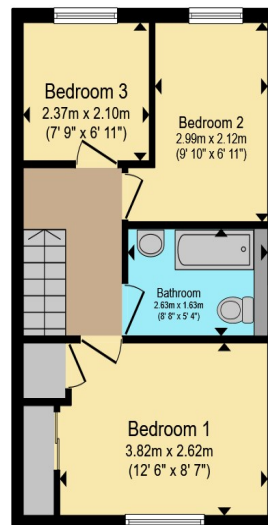


Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks





Ground Floor



First Floor

Total floor area 94.3 m² (1,015 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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14 New Road
WILLENHALL WV13 2BG

Property Ref: PWI104709 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PWI104709



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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