

for sale

offers over **£425,000** Freehold

**Paul
Dubberley**



Hawkswell Drive Willenhall WV13 3EJ

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Property Description

Paul Dubberley Estate Agents are delighted to bring to market this impressive and heavily extended four-bedroom semi-detached family home on Hawkswell Drive, Willenhall, offering fantastic living space for a growing family.

The real heart of this home is the large open-plan living space, creating a sociable setting where the family can relax, dine and entertain together. The extensive accommodation continues across four well-proportioned bedrooms, including a superb master suite, giving parents their own private space and making this home a real step up for buyers needing extra room.

The location is ideal for busy family life, with Aldi, Lidl and The Range close by, while nearby schooling includes Stow Heath Primary School, Moseley Park and St Thomas More Catholic School.

Commuters are also well catered for, with M6 Junction 10 approximately 2.9 miles away, offering convenient access across the wider West Midlands.

With its four bedrooms, master suite and impressive extended open-plan living accommodation, this is a home that really needs to be viewed to appreciate the space on offer.

PLEASE NOTE THAT AN AML FEE IS CHARGEABLE ONCE AN OFFER IS ACCEPTED TO COVER THE COST OF CARRYING THE REQUIRED IDENTITY AND ANTI-MONEY LAUNDERING CHECKS.

Entrance Via

Front door opening up to

Hallway

With stairs to first floor and doors into

Lounge

14' 2" x 11' 9" (4.32m x 3.58m)

Having double glazed window to the front

Open Plan Living Area

Having double glazed window to the front and rear, doors leading to rear garden, fully fitted kitchen with island.

Utility Room

Having double glazed window to side

Guest Wc

Having double glazed window to the rear

First Floor

Landing

Having doors leading into

Master Bedroom

17' 4" x 11' 5" (5.28m x 3.48m)

Having double glazed window to the front, sliding door leading to walk in wardrobe,

En-Suite

Having double glazed window to the rear

Bedroom Two

16' 6" x 8' 8" (5.03m x 2.64m)

Having double glazed window to the rear and fitted wardrobes

Bedroom Three

14' 10" x 8' 8" (4.52m x 2.64m)

Having double glazed window to the front and fitted wardrobes

Bedroom Four

9' x 6' 11" (2.74m x 2.11m)

Having double glazed window to the rear

Bathroom

Outdoors

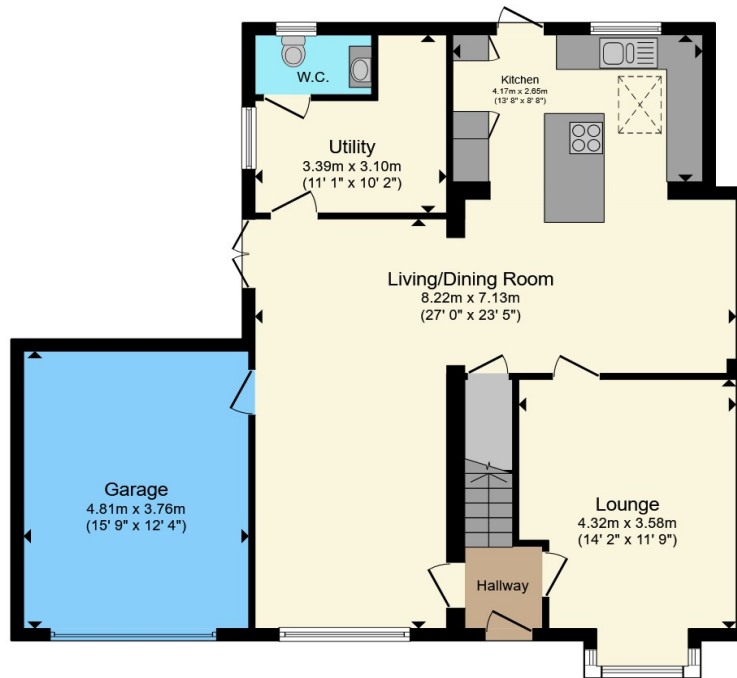
To the front of the property is a driveway with dropped kerb access

To the rear of the property is a landscaped rear garden benefiting from patio area and artificial turf.

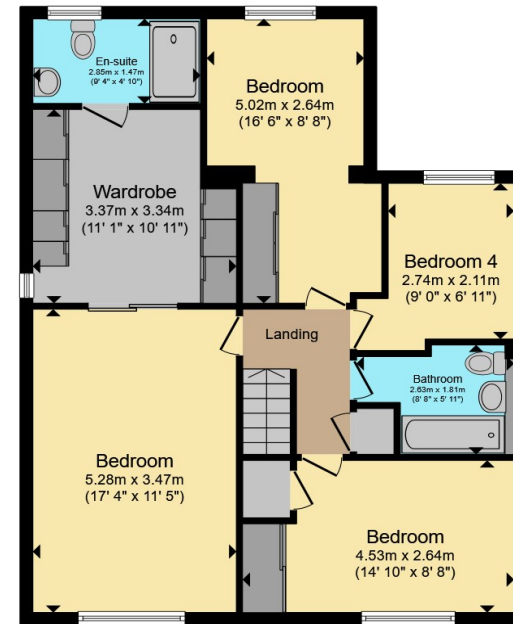








Ground Floor



First Floor

Total floor area 176.0 m² (1,894 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
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14 New Road
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EPC Rating: C Council Tax
Band: C

view this property online PaulDubberley.co.uk/Property/PWI104756

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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Property Ref: PWI104756 - 0002

