

for sale

offers in the region of **£400,000** Freehold



## Fibbersley Willenhall WV13 3AD

This beautifully presented FOUR-BEDROOM DETACHED HOME offers spacious and versatile accommodation arranged over three floors, making it an ideal choice for modern family living.

# Fibbersley Willenhall WV13 3AD

## Hallway

A welcoming entrance hallway with access to the main living areas, stairs to first floor, and radiator.

## Living Room

15' 10" x 11' 1" ( 4.83m x 3.38m )

Spacious reception room featuring front aspect window, central heating radiator, and feature fireplace.

## Kitchen/Dining Room

11' 11" x 18' 6" ( 3.63m x 5.64m )

Modern fitted kitchen with a range of wall and base units, integrated oven and hob with extractor over, plumbing for washing machine, and ample worktop space. Rear aspect window and radiator. Open plan dining area with space for a family table and chairs, radiator, and access to conservatory.

## Wc

6' 3" x 2' 6" ( 1.91m x 0.76m )

Fitted with low-level WC and wash hand basin.

## Conservatory

10' 4" x 9' 4" ( 3.15m x 2.84m )

Light-filled additional space with surrounding windows and

French doors opening out onto the rear garden. Radiator providing year-round usability.

## Landing

Access to bedrooms and family bathroom.

## Bedroom Two

11' 3" x 10' 11" ( 3.43m x 3.33m )

Double bedroom with front aspect double-glazed window, central heating radiator, and access to:

## En-Suite

11' 3" x 7' 9" ( 3.43m x 2.36m )

Modern suite comprising shower enclosure, wash basin, WC, and heated towel rail.

## Bedroom Three

11' 6" x 9' 4" ( 3.51m x 2.84m )

Double bedroom with rear aspect double-glazed window and central heating radiator.

## Bedroom Four

7' 10" x 9' ( 2.39m x 2.74m )



Single bedroom with rear aspect double-glazed window, storage space and central heating radiator.

## Bathroom

6' 4" x 7' 2" ( 1.93m x 2.18m )

Fitted with paneled bath and shower over, wash had basin, WC, obscure window, and central heating radiator.

## Bedroom One( Master Bedroom)

12' 1" x 12' 2" ( 3.68m x 3.71m )

Impressive top-floor principle bedroom offering excellent space, with dual aspect windows, built-in storage, and central heating radiator.

## En-Suite

7' 6" x 6' 4" ( 2.29m x 1.93m )

Stylish en-suite shower room with walk-in shower, wash hand basin, WC, heated towel rail, and roof window providing natural light.

## Rear Garden

Enclosed rear garden mainly laid to lawn.





Total floor area 126.3 m<sup>2</sup> (1,359 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



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: PWI104514 - 0003  
 Tenure:Freehold EPC Rating: C  
 Council Tax Band: D

**view this property online [PaulDubberley.co.uk/Property/PWI104514](http://PaulDubberley.co.uk/Property/PWI104514)**



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)