

for sale

£320,000 Freehold



## Thompson Close Willenhall WV13 1ST

Paul Dubberley presents this spacious **FOUR-BEDROOM DETACHED FAMILY HOME**, offering modern interiors, generous room sizes, and a practical layout ideal for contemporary family living, this property has been tastefully maintained throughout, with neutral decor, modern flooring, and modern kitchen.

# Thompson Close Willenhall WV13 1ST

## Hall

5' 5" x 18' 4" ( 1.65m x 5.59m )

A welcoming entrance hall providing access to all ground floor accommodation.

## Lounge

11' 11" x 18' 2" ( 3.63m x 5.54m )

A bright and comfortable reception room featuring modern flooring, neutral decor, and large windows allowing plenty of natural light. An ideal space for family living or entertaining guests.

## Kitchen

20' x 8' 5" ( 6.10m x 2.57m )

A modern fitted kitchen featuring a range of wall and base units, contrasting work surfaces, tiled splashbacks, integrated hob and oven, and space for appliances. The room offers ample storage and preparation space and overlooks rear garden, making it perfect for family use.

## Dining Room

9' 3" x 9' 7" ( 2.82m x 2.92m )

A separate dining room offering flexible use as a formal dining area, play room, or home office.

## Wc

26' x 5' 8" ( 7.92m x 1.73m )

Convenient ground floor cloakroom fitted with a low-level WC and wash hand basin.

## Bedroom One

11' 1" x 11' 5" ( 3.38m x 3.48m )

A generously sized double bedroom, finished in neutral tones with ample space for wardrobes and bedroom furniture.

## Bedroom Two

8' 3" x 9' 9" ( 2.51m x 2.97m )

Another well-proportioned double bedroom, ideal for family members or guests.

## Bedroom Three

7' 1" x 11' 2" ( 2.16m x 3.40m )

Suitable as child's room, home office, or dressing room.

## Bedroom Four

9' 9" x 8' 4" ( 2.97m x 2.54m )

A versatile bedroom, ideal as a nursery, study, or additional bedroom.



## Bathroom

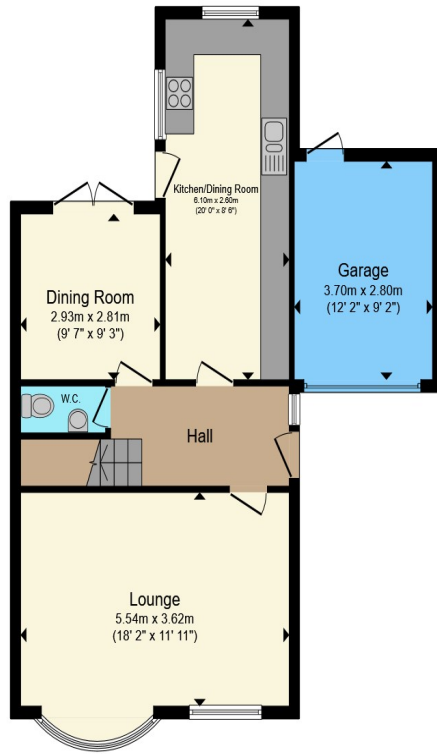
9' 6" x 5' 2" ( 2.90m x 1.57m )

Modern family bathroom comprising a shower cubicle, wash hand basin, and WC, finished with contemporary tiling.

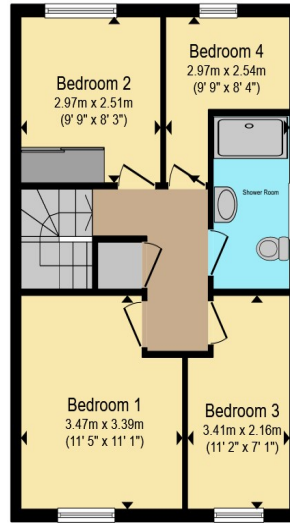
## Garage

12' 2" x 9' 2" ( 3.71m x 2.79m )





**Ground Floor**



**First Floor**

Total floor area 130.5 m<sup>2</sup> (1,405 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: PWI104310 - 0010  
 Tenure: Freehold EPC Rating: D  
 Council Tax Band: D

**view this property online [PaulDubberley.co.uk/Property/PWI104310](http://PaulDubberley.co.uk/Property/PWI104310)**



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)