



LEE COOKE
ESTATE AGENCY GROUP

3 Andrew Close, Short Heath, Willenhall, WV12 5PL

£289,995

LEE COOKE
ESTATE AGENCY GROUP
— exp —

- 📞 01785 526777 (Staffordshire)
01952 370777 (Shropshire)
01902 239777 (Wolverhampton)
- 📱 07376 581129 (WhatsApp)
- ✉️ lee.cooke@exp.uk.com
- 🌐 www.leecooke.exp.uk.com

3 Andrew Close, Short Heath, Willenhall, WV12 5PL

Lee Cooke Estate Agency Group presents this beautifully styled and highly deceptive semi-detached home, offering spacious and modernised living accommodation in a popular residential location.

This remarkable property features three well-proportioned bedrooms, attic area (Ideal for conversion subject to permission) a stylish family shower room, and a fantastic open-plan entertainment lounge diner complete with a feature log burner. The restyled and redesigned open-plan kitchen diner provides a contemporary hub for daily life and social gatherings. Complementing the ground floor is a guest large guest WC and a fitted utility area, offering practical convenience and potential for future adaptation. Externally, the home boasts ample off-street parking to the front and a wonderful, thoughtfully landscaped rear garden.

Upon entry, you are greeted by an inviting entrance hall, leading to the heart of this adaptable home. The impressive open-plan kitchen diner has been meticulously restyled to offer a contemporary feel, perfect for both culinary pursuits and casual dining. The adjoining utility and ground floor guest WC enhance functionality. Seamlessly flowing from the kitchen, the open-plan entertainment lounge with dining area is a true highlight, featuring a charming log burner and bifold doors that open to the rear garden, creating an ideal setting for relaxation and entertaining.

The first floor hosts three comfortable bedrooms, each providing a private sanctuary. A fitted family shower room offers a modern space for personal care. Additionally, the property benefits from an attic area, presenting potential for conversion to further enhance the living space, subject to necessary permissions.

This home offers fantastic commuting access and proximity to local amenities and schools. Viewing is highly recommended to fully appreciate the quality and versatility this property offers.





LEE COOKE
ESTATE AGENCY GROUP
— exp —

Location & Area

Situated in the Short Heath area of Willenhall, this location provides excellent commuting access to the M6 and M54 motorways. Residents benefit from a convenient selection of popular shops, medical facilities, public houses, and eateries all within close proximity. The area is also well-regarded for its desirable schools.

Entrance Hall

Featuring a double-glazed composite door to front access, laminate flooring, a central heated radiator, a storage cupboard, and stairs ascending to the first-floor landing, with doors leading to various ground floor rooms. Rising feature tiled wall from hall to landing.

Ground Floor Guest WC

A large area ideal for a shower room (subject to separate planning permissions) equipped with a low-flush toilet, a wall-mounted wash basin, laminate flooring, and a feature radiator, with doors to the utility and kitchen.



LEE COOKE
ESTATE AGENCY GROUP
— exp —



LEE COOKE
ESTATE AGENCY GROUP
— exp —



Utility

Benefiting from double-glazed French doors and windows to the rear, a feature radiator, plumbing for a washing machine, base units with square-edge worktops, and a single drainer sink unit, with a door to the family kitchen.

Entertainment Kitchen / Diner

10'3" x 11'4" max and 6'7" x 16'11" max

A large open-plan entertaining area with adjoining dining space. This amazing area has two double-glazed windows to the front with feature window shutters, a fantastic selection of fitted wall and base units with feature quartz worktops and a breakfast bar, a part vaulted ceiling with spotlights and two skylights. The kitchen includes a feature ceiling-mounted extractor with an induction hob, microwave, combination oven, integrated fridge freezer, integrated dishwasher, and a fitted sink unit. This space also features laminate flooring and a feature radiator. Doors leading to both the hall and the guest WC.



Family Entertainment Lounge

15'11" x 20'6" max

A wonderful space featuring bi-folding doors opening to the rear entertaining patio area, a delightful log burner, spotlights to the ceiling, a part vaulted ceiling with two double-glazed skylights, a media wall, laminate flooring, and a feature radiator, with a part glazed door leading into the entrance.

First Floor Landing

Providing access to the attic area, with stairs returning to the ground floor, spotlights to the ceiling, doors to all first-floor rooms, and a feature tiled wall.



Bedroom One

9'11" x 8'9" max

With a double-glazed window to the rear, a feature radiator, and spotlights to the ceiling.

Bedroom Two

9'8" x 11'7" max

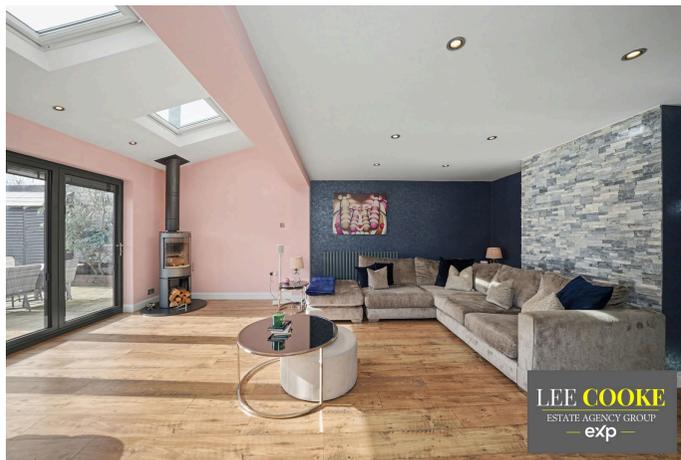
Featuring a double-glazed window to the front, a built-in wardrobe, and a feature radiator.

Bedroom Three

5'11" x 7'1" max

Equipped with a double-glazed window to the rear and a feature central heated radiator.





Family Bathroom

Comprising a walk-in shower area, a fitted wash basin with a low-flush toilet, a heated towel rail, tiled walls, an extractor fan, and spotlights to the ceiling, with a double-glazed window to the front.

Attic Area

13'2" x 10'1" max

An area offering potential for conversion, subject to relevant building regulations and advice, featuring a double-glazed window to the side, steps leading from the landing area, a wall-mounted boiler, and a feature radiator.

Front Garden

Presenting a pleasant frontage with an open canopy, ample block-paved off-road parking and an external water tap.



Rear Garden

A delightfully low-maintenance rear garden featuring dual paved entertainment patio areas, panelled fences, a shed with a log store, a water tap, an artificial lawned area, and wall lighting.

Disclaimer

The information contained within this advertisement is provided as a guide only. Lee Cooke Personal Estate Agents eXp, Rightmove, Zoopla & OnTheMarket accept no responsibility for the accuracy or completeness of the details provided. This advertisement does not constitute property particulars and should not be relied upon as such.

Free Market Appraisal & Our Partners

We offer a FREE SELLING VALUATION APPRAISAL within West Midlands, Staffordshire and Shropshire. This can be booked through our website or call one of our helpful team members. We work closely with a number of business partners which include property lawyers and mortgage advisors - we may receive referral fees.

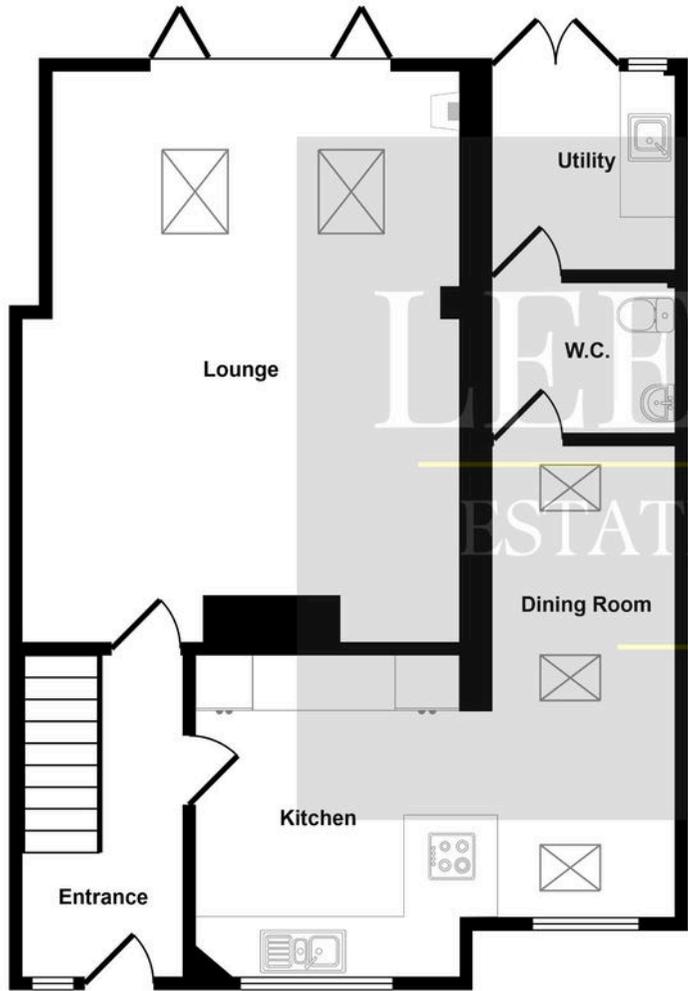


Services

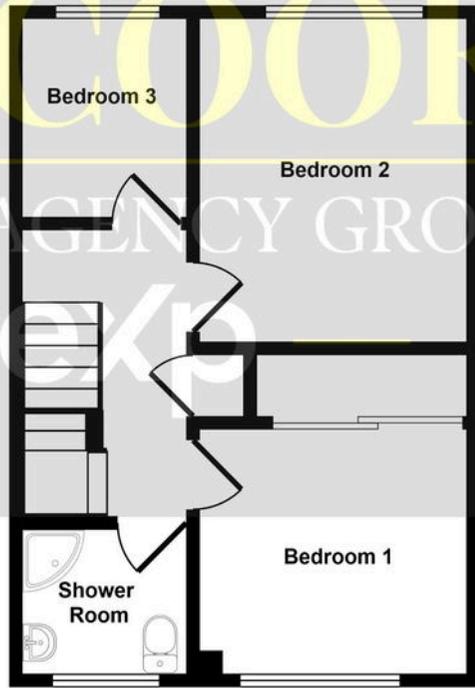
Services - Please confirm with your solicitor regarding the connected services to the property.

Fixtures and Fittings - Any fixtures and fittings not specifically mentioned within these sales particulars are excluded from the sale, although they may be available through separate negotiation. Please confirm details with either the vendor or Lee Cooke Personal Estate Agents eXp.

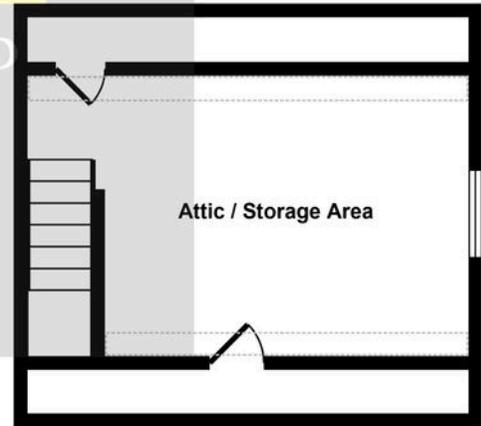
Consumer Protection - The property details are meant to give a general overview of the property, they don't form any part of a contract. We have not carried out a survey or tested any services or fittings. Measurements, photos, and floorplans greyscales and ariel views are for guidance only and do not represent the properties legal boundaries and should be checked with your solicitor before incurring any costs. All images and information are the copyright of Lee Cooke Personal Estate Agents eXp. We may update these details at any time without notice.



Ground Floor



First Floor



Second Floor

 Denotes head height below 1.5m

Lee Cooke Estate Agency Group Powered By eXp is an approved agent of eXp World UK Limited, trading as eXp UK, registered at Corporation Service Company (UK) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU. Company number 12016573. VAT no 327 4120 29.

If you have instructed another agent to sell your house and instruct eXp World Ltd to sell your property at the same time, then you could be liable to pay both agents. It is recommend that you check the contract you have with your current agent.