

for sale

£260,000 Freehold



Hawkswell Drive Willenhall WV13 3EH

A deceptively spacious and highly versatile FOUR-BEDROOM SEMI-DETACHED family home offering generous accommodation throughout, featuring a spacious lounge, fitted kitchen opening onto an impressive conservatory/dining area, first floor shower room, ample off-road parking and private rear garden.

Hawkswell Drive Willenhall WV13 3EH

Hall

welcoming entrance hall.

Living Room

13' 8" x 9' 11" (4.17m x 3.02m)

having double-glazed window to front aspect, central heating radiator and open-plan layout to kitchen.

Kitchen

7' 7" x 13' 3" (2.31m x 4.04m)

an impressive open-plan kitchen flowing seamlessly into the conservatory area. Having a range of modern wall and base units with work surfaces over, two inset sinks, five ring gas hob with cooker hood overhead and ample space for kitchen appliances.

Conservatory

8' 6" x 10' 11" (2.59m x 3.33m)

versatile additional kitchen/dining space with pleasant outlooks onto the rear garden.

Bedroom Two

8' 11" x 7' 7" (2.72m x 2.31m)

Ground floor bedroom having double-glazed window to rear.

Bedroom Four

8' 2" x 7' 7" (2.49m x 2.31m)

additional ground floor bedroom offering flexible accommodation as guest room or home office.

Wc

Having low-flush wc, wash hand basin and heated towel rail.

Landing

Bedroom One

12' 4" x 10' 10" (3.76m x 3.30m)

Principal bedroom having two double-glazed window to front aspect, central heating radiator and ample storage space.

Bedroom Three

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

Having double-glazed window to rear aspect and central heating radiator.

Bathroom

6' 1" x 6' (1.85m x 1.83m)

Having low-flush wc, wash hand basin and paneled bath.



Rear Garden

Generous private enclosed rear garden with decked entertaining areas, gravel areas and backs onto a pleasant woodlands area.





Total floor area 80.1 m² (862 sq.ft.) approx

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**Paul
Dubberley**

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Property Ref: PW1104633 - 0003

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

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