

for sale

offers in the region of **£375,000** Freehold



Yale Road Willenhall WV13 2JR

"A WELL PRESENTED 4 BEDROOM DETACHED FAMILY HOME BOASTING NO ONWARD CHAIN" Accommodation comprising entrance hallway, ground floor wc, lounge, dining room, kitchen, 4 bedrooms, en-suite shower room, family bathroom, off road parking, garage, front and rear gardens.

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Property Details

Location And Area

Set in the Willenhall area with easy access to The Keyway and adjoining Black Country Route and then onto the M6 making this ideal for commuters. Bentley bridge retail park is only a short drive away, numerous local schools.

Approach

Set back from the roadside behind off road parking and front garden leading to the main accommodation, garage and side gate.

Entrance Hallway

Stairs rising to first floor, two ceiling light points, radiator, doors leading to the ground floor wc, lounge, dining room and garage.

Lounge 18' 2" into bay window x 10' 6" max (5.54m into bay window x 3.20m max)

Double glazed window to front, two ceiling light points, radiator, French doors to dining room.

Dining Room 11' 3" x 10' 9" (3.43m x 3.28m)

French doors leading out to the rear garden and lounge, radiator, ceiling light point, door to kitchen.

Kitchen 14' 4" x 13' 2" (4.37m x 4.01m)

Matching wall and base units with one and a half stainless steel sink drainer with mixer tap, integrated electric oven, fridge and freezer, four ring gas hob, extractor hood above, wall mounted boiler, radiator, doors leading to side access, hallway and dining room.

First Floor Landing

Loft access, ceiling light point, airing cupboard and radiator and doors leading to all bedrooms and bathroom.

Bedroom One 16' 3" x 11' 2" (4.95m x 3.40m)

Double glazed window to front, radiator, ceiling light point, door leading to the en-suite shower room.

En-Suite Shower Room

Shower cubicle, low flush wc, wash hand basin, radiator, cupboard, partly tiled walls and double glazed window to rear.

Bedroom Two 12' 6" x 9' 3" (3.81m x 2.82m)

Double glazed window to front, fitted rail, radiator and ceiling light point.

Bedroom Three 11' max x 9' 3" max (3.35m max x 2.82m max)

Double glazed window to rear, radiator and ceiling light point.

Bedroom Four 8' 8" x 8' 4" (2.64m x 2.54m)

Double glazed window to rear, radiator and ceiling light point.

Family Bathroom

Bath with shower attachment, low flush wc, wash hand basin, radiator, ceiling light point, extractor fan and double glazed window to side.

Rear Garden

Paved area with lawn and timber fence panels and side gate.

Garage 16' 6" x 7' 6" (5.03m x 2.29m)

Up and over garage door, lighting and power supply.

To view this property please contact Connells on

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Property Ref: WVH333211 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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