

for sale

offers over **£190,000** Freehold



Victoria Street Willenhall WV13 1DW

This well-presented **THREE-BEDROOM TOWNHOUSE** is arranged over three floors and offers spacious, versatile accommodation ideal for families, first-time buyers, or investors. Located within a popular residential area of WV13, the property conveniently positioned for local amenities.

Victoria Street Willenhall WV13 1DW

Hall

17' x 3' 8" (5.18m x 1.12m)

A welcoming entrance hall providing access to the living room and ground floor cloakroom, with stairs rising to first floor.

Cloak Room/Wc

5' 7" x 2' 9" (1.70m x 0.84m)

Conveniently located on the ground floor and fitted with low-level WC and wash hand basin.

Living Room

14' 4" x 9' 8" (4.37m x 2.95m)

A spacious and well-proportioned reception room, offering ample space for seating and furniture. A bright and comfortable area ideal for everyday living and entertaining.

Kitchen

7' 10" x 12' 9" (2.39m x 3.89m)

A fitted kitchen comprising a range of wall and base units with complementary work surfaces. Features include an integrated oven and hob, space for appliances, and room for a dining table. Double doors provide direct access to the rear garden, allowing plenty of natural light.

Landing

Bedroom Two

11' 1" x 6' 9" (3.38m x 2.06m)

A well-sized double bedroom with space for bedroom furniture, making it ideal for family use or guests.

Bedroom Three

11' 3" x 6' 9" (3.43m x 2.06m)

A versatile bedroom suitable for use as child's room, guest room, or home office.

Bathroom

7' 10" x 5' 9" (2.39m x 1.75m)

Fitted with a modern white suite comprising a paneled bath with shower over, wash hand basin, and WC. Finished with tiled walls and flooring.

Main Bedroom

16' 3" x 9' 9" (4.95m x 2.97m)

A spacious principal bedroom occupying the top floor, offering a bright and comfortable space with room for wardrobes and additional furniture.

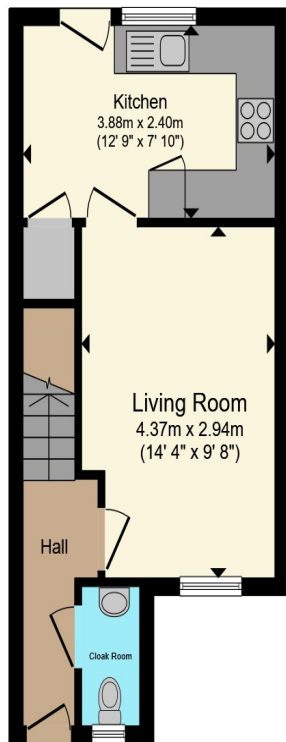
En-Suite

12' 11" x 5' 11" (3.94m x 1.80m)

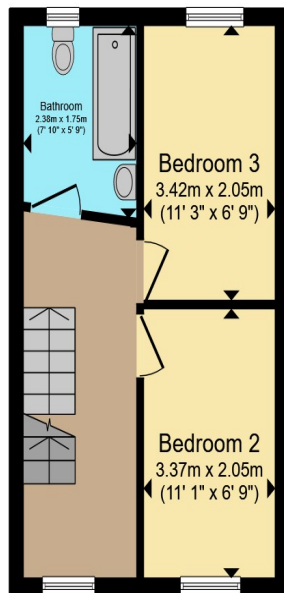


Fitted with a shower enclosure, wash hand basin, and WC, providing added convenience and privacy.

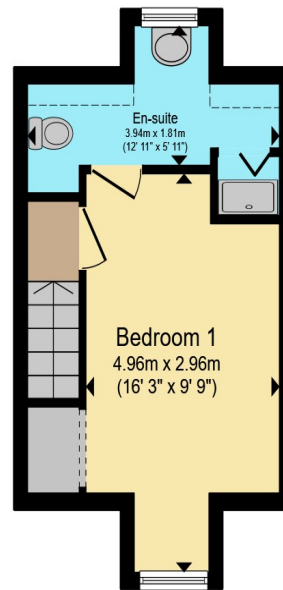




Ground Floor



First Floor



Second Floor

Total floor area 78.3 m² (843 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

**Paul
Dubberley**

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: PWI104439 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PWI104439



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 | www.rightmove.co.uk | www.zoopla.co.uk