

Property details approval form

16 Willenhall Street, Wednesbury, West Midlands, England, WS10 8NE

Date: 16 September 2026

Property Ref and Version: PWE104629 - 0003

Selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£190,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > THREE BEDROOM MID TERRACED
- > SPACIOUS REAR LIVING ROOM
- > CONVENIENT DOWNSTAIRS W/C
- > BRIGHT CONSERVATORY
- > FAMILY BATHROOM
- > OFF ROAD PARKING TO THE REAR
- > WELL PRESENTED THROUGHOUT
- > POPULAR RESIDENTIAL AREA

○ Short Description

The entrance hallway leads to a fitted kitchen at the front of the property, with a spacious living room to the rear offering plenty of space for relaxing and dining. The ground floor also benefits from a downstairs W.C. and a conservatory overlooking the rear garden.

○ Long Description

The property welcomes you with an entrance hallway leading to a fitted kitchen positioned to the front of the home, providing a practical and functional space for everyday cooking. To the rear, the generous living area offers ample room for both relaxation and dining, creating the perfect setting for family life and entertaining guests. Complementing the ground floor is a convenient downstairs W.C. and a bright conservatory, which provides additional living space and enjoys views over the rear garden.

Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for the whole family.

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Externally, the rear garden provides an excellent outdoor space to enjoy throughout the year, with plenty of room for outdoor seating. Further benefits include off-road parking to the rear of the property, adding valuable convenience for homeowners and visitors alike.

Early viewing is highly recommended to appreciate the space, practicality, and potential this delightful home has to offer.

○ **Directions**

○ **Agents Note**

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○ Room Description

Agents Note

An AML fee is payable once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Porch

Water meter, laminate flooring and storage.

Entrance Hall

Door leading to guest w/c, kitchen and living area.

Kitchen

12' 6" x 6' 6" (3.81m x 1.98m)

Front aspect double glazed bay window, wall and base units, sink and drainer, lino flooring, part tiled walls, fitted electric hob and oven with extractor over, breakfast bar area, space for appliances and radiator and door to pantry internally. Door leading to hallway.

Living Area

16' 5" x 12' 5" (5.00m x 3.78m)

Rear aspect, sliding door to conservatory, tiled floor, spot lights, radiator and door leading to inner hallway.

Conservatory

9' 1" x 6' 1" (2.77m x 1.85m)

Rear aspect, tiled floor, spot lights, patio doors & sliding doors leading to garden.

Guest W/C

Laminate flooring, wash hand basin and w/c

Bedroom One

15' 3" x 8' 8" (4.65m x 2.64m)

Rear aspect double glazed window, carpet, storage area and radiator.

Bedroom Two

11' 11" x 9' 2" (3.63m x 2.79m)

Front aspect, double glazed window, storage and radiator.

Bedroom Three

11' 3" x 6' 4" (3.43m x 1.93m)

Rear aspect, storage area, double glazed window and radiator.

Bathroom

Front aspect double glazed window, bath with overhead shower, WC, wash hand basin, tiled flooring, and tiled top to bottom.

Outside

Front Garden:

Gated grass area and paved floor.

Rear:

Low maintenance garden, grass and paved with storage area and parking to the rear.

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○ Property Images



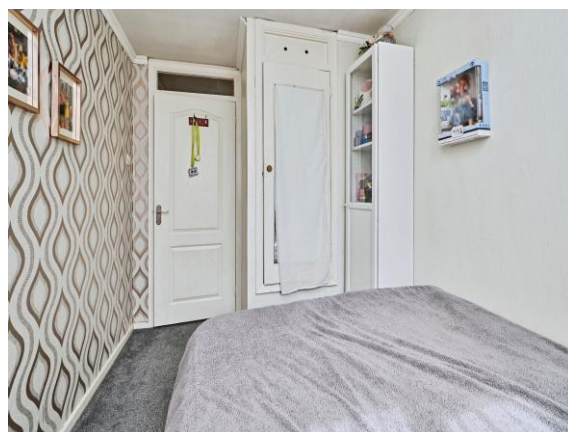
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Floor Plan



Total floor area 96.0 m² (1,033 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



Approval

	Signature	Date
Kiri Parmar		
Mr R. Kumar		