

for sale

£250,000 Freehold



Worcester Road Willenhall WV13 2RZ

Paul Dubberley presents this spacious **THREE-BEDROOM SEMI-DETACHED HOME**, offering versatile living accommodation including an extended open-plan kitchen/living area and generous bay-fronted reception room.

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Porch

Hall

Entry via porch into a central hallway with access to principle rooms and stairs to first floor.

Living Room

10' 11" x 10' 10" (3.33m x 3.30m)

A bright bay-fronted reception room with wood flooring and feature fireplace.

Dining Room

10' 11" x 10' 11" (3.33m x 3.33m)

A spacious and versatile reception area flowing through to the rear extension, ideal for dining and family living.

Kitchen

16' x 6' 9" (4.88m x 2.06m)

Modern fitted kitchen with a range of units, worktops, and integrated appliances. Open plan to extended living area with doors leading directly to the rear garden.

Wc

5' 4" x 4' 4" (1.63m x 1.32m)

convenient ground floor cloak room.

Landing

Bedroom One

10' 10" x 10' 4" (3.30m x 3.15m)

A large double bedroom with bay window and fitted storage.

Bedroom Two

10' 11" x 10' 11" (3.33m x 3.33m)

A well-proportioned double bedroom overlooking the rear garden.

Bedroom Three

7' 7" x 6' 2" (2.31m x 1.88m)

A single bedroom, ideal as child's room, home office or guest room.

Bathroom

7' 1" x 5' 6" (2.16m x 1.68m)

Modern bathroom suite comprising a bath, separate shower enclosure, wash basin and WC.

Rear Garden



enclosed rear garden.





Ground Floor

First Floor

Total floor area 77.9 m² (838 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



To view this property please contact Paul Dubberley on

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Property Ref: PWI104428 - 0003
 Tenure:Freehold EPC Rating: D
 Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PWI104428



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