

for sale

offers over **£270,000** Freehold



## Ludlow Close Willenhall WV12 4RZ

Paul Dubberley are proud to present this **\*\*DETACHED BUNGALOW\*\*** for sale in Willenhall. This property boasts a remarkable layout including two reception rooms, alongside these relaxing reception rooms the property features two well portioned bedrooms. The property offers a gated driveway for security.

# Ludlow Close Willenhall WV12 4RZ

## Conservatory

21' 7" x 15' 7" ( 6.58m x 4.75m )

offering a great tranquil living space with natural light making it the perfect place to relax.

## Living Room

18' 3" x 13' 1" ( 5.56m x 3.99m )

## Kitchen

7' 8" x 8' 5" ( 2.34m x 2.57m )

Great sized kitchen for all your catering needs, room for appliances and storage space.

## Shower Room

7' 2" x 9' 8" ( 2.18m x 2.95m )

walk in shower, low level toilet and wash hand basin.

## Hall

Doors leading to;

## Bedroom One

10' 1" x 13' 4" ( 3.07m x 4.06m )

master bedroom offering space for double bed and storage.

## Bedroom Two

10' 1" x 9' 8" ( 3.07m x 2.95m )

Offering room for single bed and lots of storage space.

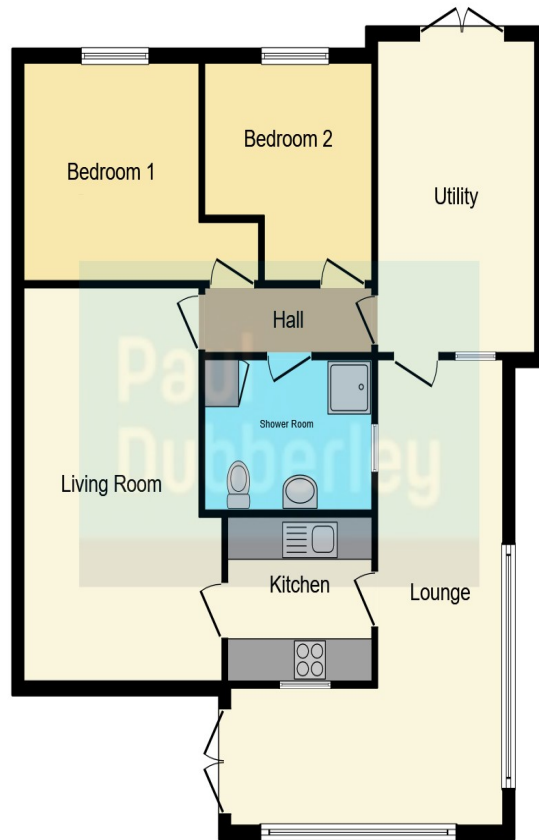
## Utility

14' 5" x 9' ( 4.39m x 2.74m )

Large utility room providing extra space for storage or activities.







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.focalagent.com](http://www.focalagent.com)

To view this property please contact Paul Dubberley on

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Property Ref: PWI104085 - 0004  
 Tenure: Freehold EPC Rating: D  
 Council Tax Band: C

**view this property online [PaulDubberley.co.uk/Property/PWI104085](http://PaulDubberley.co.uk/Property/PWI104085)**



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.

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