PAUL CARR Estate Agents Sales & Lettings

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# Green Meadow Road, Willenhall, WV12 5UY

**£230,000**

## £230,000

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Offered for sale with NO ONWARD CHAIN, this well-presented two-bedroom detached home occupies a generous plot on Green Meadow Road, Willenhall and offers an excellent combination of comfortable living accommodation, ample off-road parking and useful additional outbuildings.

The property would make an ideal purchase for first-time buyers, downsizers or those looking for a home ready to move into. The ground floor accommodation begins with an entrance hallway leading into a spacious front lounge, finished in contemporary neutral décor with a feature wall and modern fireplace.

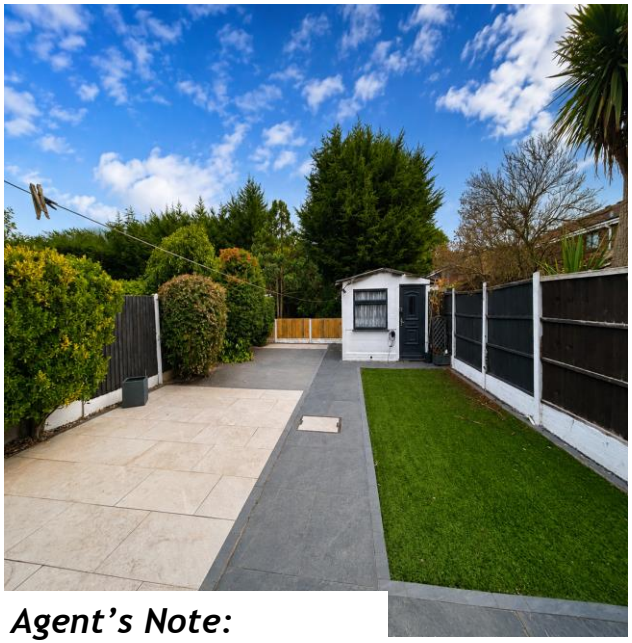
To the rear is the impressive kitchen/diner, providing an excellent space for both everyday living and entertaining. The kitchen is fitted with a range of modern wall and base units, contrasting work surfaces, integrated cooking facilities and ample space for dining, with windows overlooking the rear garden.

To the first floor are two bedrooms, with the particularly generous main bedroom benefiting from fitted mirrored wardrobes, alongside a second well-proportioned bedroom. Completing the first floor is a stylish family bathroom, finished with contemporary marble-effect wall panelling and comprising a bath with shower over, wash hand basin and WC.

Externally, the property continues to impress.
To the front is a driveway providing off-road parking together with access to the attached garage. To the rear is a generous, low-maintenance garden featuring paved entertaining areas, artificial lawn and established boundary planting, creating an attractive and private outside space. A detached workshop/outbuilding provides further useful storage or workspace and adds considerable versatility to the property.

With its generous accommodation, excellent parking, garage, detached workshop and NO ONWARD CHAIN, early viewing is highly recommended to appreciate everything this attractive detached home has to offer.

Image Disclaimer: Some images have been digitally enhanced for presentation purposes, including lighting, colour correction, sky replacement and the removal of minor temporary items. These enhancements do not alter the property's layout, dimensions or permanent fixtures and fittings.



# Property Specification

NO ONWARD CHAIN
TWO BEDROOM DETACHED HOUSE
GENEROUS KITCHEN/DINER
ATTRACTIVE LOW-MAINTENANCE REAR GARDEN
GARAGE

**Lounge 14' 2" into recess x 10' 2" (4.31m x 3.10m)**

**Kitchen/Diner 8' 9" x 13' 2" into recess (2.66m x 4.01m)**

**Bedroom 1 11' 8" x 10' 2" plus fitted wardrobe (3.55m x 3.10m)**

**Bedroom 2 11' 4" x 6' 6" (3.45m x 1.98m)**

**Family Bathroom**

**Garage 17' 5" maximum x 7' 7" (5.30m x 2.31m)**

## *Agent's Note:*

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

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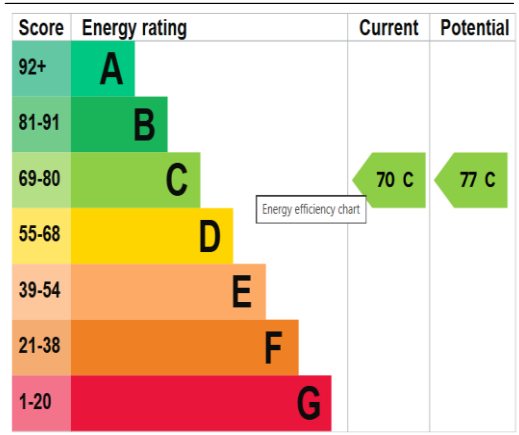
## *Viewer's Note:*

Services connected: Gas, Electric, Water, Drainage
Council tax band: C
Tenure: Freehold

# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*

## Energy Efficiency Rating




The graph shows this property's current and potential energy rating.

## Map Location

www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman