

for sale

£280,000 Freehold



Hunts Lane Willenhall WV12 5NZ

A spacious and stylish **THREE-BEDROOM DETACHED** home featuring a superb open-plan kitchen/diner with island, generous living room, family bathroom, additional shower room, large driveway, enclosed rear garden and versatile brick-built outbuilding.

Hunts Lane Willenhall WV12 5NZ

Hall

Welcoming entrance hall.

Wc

Guest wc having central heating radiator, low-flush wc and wash hand basin.

Living Room

15' x 18' 4" (4.57m x 5.59m)

Having double-glazed window to front aspect, central heating radiator, feature fireplace and staircase to first floor.

Kitchen

10' 3" x 14' 10" (3.12m x 4.52m)

Having a central island with worktop space, integrated electric hob and inset sink, modern fitted units, feature lights, double-glazed window to rear and French doors to rear garden.

Landing

Bedroom One

14' 4" x 8' 4" (4.37m x 2.54m)

Having double glazed window to front aspect, central heating radiator and en-suite shower room.

En-Suite

4' 1" x 5' 1" (1.24m x 1.55m)

Having wash hand basin with modern vanity unit, low-flush toilet, heated towel rail and shower cubicle.

Bedroom Two

10' x 8' 4" (3.05m x 2.54m)

Having double-glazed window to rear and central heating radiator.

Bedroom Three

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

Having double-glazed window to front aspect and central heating radiator.

Bathroom

6' 6" x 6' 1" (1.98m x 1.85m)

Family bathroom comprising a wash hand basin, low-flush toilet and paneled bath.

Rear Garden



Generous private enclosed rear garden with additional outhouse.

Shed/Outbuilding

10' 8" x 9' 1" (3.25m x 2.77m)

Additional storage space.

Agents Note

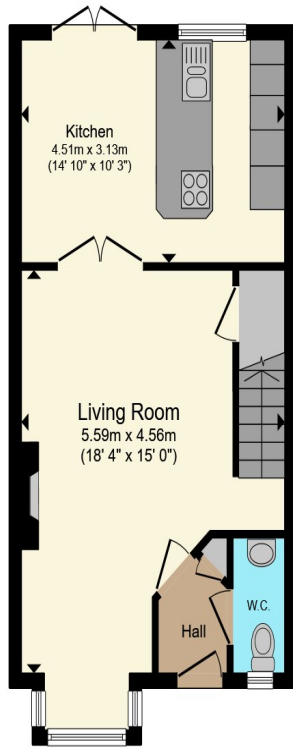
- The owner must not build any structures or plant trees near the electric lines without getting written approval from the electricity company first.
- The owner is not allowed to raise or lower the ground levels in a way that would interfere with the electricity company's equipment or rights.
- The owner cannot sell or transfer the property without the consent of the mortgage lender, HSBC UK Bank PLC. This is a standard legal protection for the lender that will be handled by the solicitors during the sale to ensure the mortgage is paid off.

Agents Note

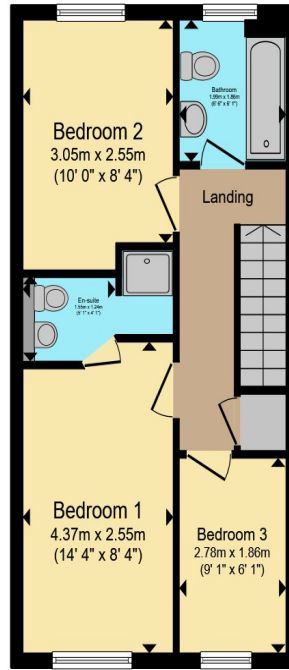
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify

and anti-money laundering checks.

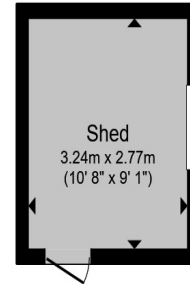




Ground Floor



First Floor



Outbuilding

Total floor area 91.5 m² (985 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**

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14 New Road
WILLENHALL WV13 2BG

Property Ref: PWI104511 - 0004
Tenure: Freehold EPC Rating: C
Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PWI104511



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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