

for sale

£260,000 Freehold



Hawkswell Drive Willenhall WV13 3EH

A deceptively spacious and highly versatile FOUR-BEDROOM SEMI-DETACHED family home offering generous accommodation throughout, featuring a spacious lounge, fitted kitchen opening onto an impressive conservatory/dining area, first floor shower room, ample off-road parking and private rear garden.

Hawkswell Drive Willenhall WV13 3EH

Hall

welcoming entrance hall.

Living Room

13' 8" x 9' 11" (4.17m x 3.02m)

having double-glazed window to front aspect, central heating radiator and open-plan layout to kitchen.

Kitchen

7' 7" x 13' 3" (2.31m x 4.04m)

an impressive open-plan kitchen flowing seamlessly into the conservatory area. Having a range of modern wall and base units with work surfaces over, two inset sinks, five ring gas hob with cooker hood overhead and ample space for kitchen appliances.

Conservatory

8' 6" x 10' 11" (2.59m x 3.33m)

versatile additional kitchen/dining space with pleasant outlooks onto the rear garden.

Bedroom Two

8' 11" x 7' 7" (2.72m x 2.31m)

Ground floor bedroom having double-glazed window to rear.

Bedroom Four

8' 2" x 7' 7" (2.49m x 2.31m)

additional ground floor bedroom offering flexible accommodation as guest room or home office.

Wc

Having low-flush wc, wash hand basin and heated towel rail.

Landing

Bedroom One

12' 4" x 10' 10" (3.76m x 3.30m)

Principal bedroom having two double-glazed window to front aspect, central heating radiator and ample storage space.

Bedroom Three

9' x 6' 11" (2.74m x 2.11m)

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

Bathroom

6' 1" x 6' (1.85m x 1.83m)

Having low-flush wc, wash hand basin and paneled bath.



Rear Garden

Generous private enclosed rear garden with decked entertaining areas, gravel areas and backs onto a pleasant woodlands area.

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.





Total floor area 80.1 m² (862 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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Property Ref: PWI104633 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PWI104633



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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