



LEE COOKE
ESTATE AGENCY GROUP

Fawley Close, Hadley Heath Estate, Willenhall, WV13 3ER

Offers In Region Of £215,000

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Fawley Close, Hadley Heath Estate, Willenhall, WV13 3ER

Lee Cooke Estate Agency Group presents this beautifully presented modern semi-detached home, situated in a popular cul-de-sac location and perfectly positioned for convenient commuting.

Externally, the property benefits from ample off-road parking to the front and a delightful rear garden with an entertainment patio area and artificial lawn. There is also a generous twenty-foot garage/utility space, offering excellent potential for conversion (subject to relevant planning permissions).

Upon entering, you are greeted by an entrance hall which leads to a spacious lounge, complete with a feature media wall. The fitted open-plan breakfast kitchen provides a practical and inviting space. The first floor hosts two comfortable bedrooms and a well-appointed family bathroom.

This home offers a fantastic blend of comfortable living and an accessible location, ideal for those seeking both relaxation and connectivity.

Location & Area

Nestled within the popular Hadley Heath Estate, a modern development in Willenhall, this property offers superb commuting access to the Black Country Route and M6 motorways. Local amenities are abundant, with shopping opportunities in Willenhall, Wednesfield, and the sought-after Bentley Bridge Retail Park all nearby. The area also benefits from a selection of local doctors, dentists, public houses, and schools.





Entrance Hall

Featuring a double-glazed door providing front access, stairs leading to the first-floor landing, a door accessing the lounge, and laminate flooring for a welcoming entrance.

Lounge

15'5" (max) into bay x 9'5" (max)

A bright and spacious room boasting a double-glazed bay window to the front, an electric fire, a feature media wall, laminate flooring, and a central heated radiator. Doors lead to both the entrance hall and kitchen.

Breakfast Kitchen

13'1 (max) x 7'7" (max)

This open-plan kitchen is equipped with a range of wall and base units, roll-top work surfaces, a breakfast bar, a pantry storage cupboard, a gas hob with oven and extractor, a sink unit, and integrated fridge and freezer. It offers two double-glazed windows overlooking the rear, and doors leading to the lounge and the garage/utility.





First Floor Landing

Provides loft access, features a double-glazed window to the side, and includes stairs to the ground floor with doors leading to all first-floor rooms.

Bedroom One

12'3" (max) x 11' (max)

A generously sized bedroom with two double-glazed windows to the front, a built-in wardrobe, and an additional airing cupboard. Accessible from the landing, it includes a central heated radiator.

Bedroom Two

9' (max) x 7' (max)

Featuring a double-glazed window to the rear, this comfortable bedroom is accessed from the landing and includes a central heated radiator.



Family Bathroom

Having a double glazed window to rear, a fitted suite with a panelled bath, a wash basin with vanity unit, low flush toilet, spot lights to ceiling, extractor fan, central heated radiator, tiled floor, and part tiled walls.

Front Garden

Having a pleasant and attractive frontage, with off road parking, and opening leading into the main family home.

Rear Garden

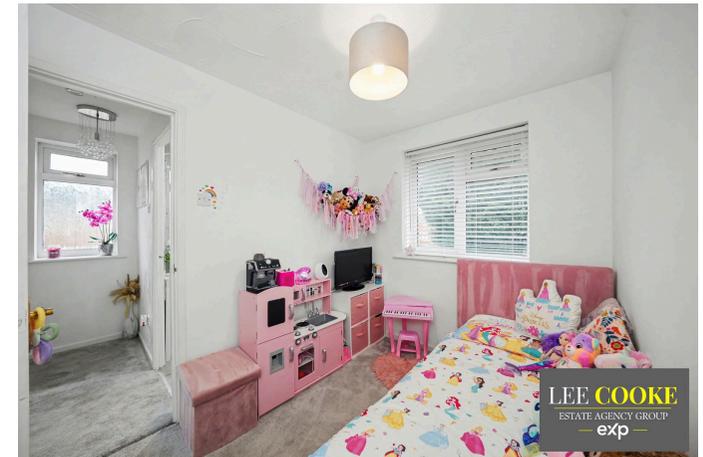
Having an entertainment decked area, further paved patio, trees, plants, and shrubs, artificial lawned area, water tap, and access leading into the garage.



Garage / Utility (ideal for conversion subject to relevant permissions)

20'4" (max) x 7'6" (max)

Having plumbing for automatic washing machine, double glazed door to rear access, up and over door to front, and door to kitchen.





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- Property lawyers are available (with one of our partners)
- Surveys – Removals – Trades are also available (with our partners)

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Ground Floor

First Floor

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