

for sale

£200,000 Freehold



Gorey Close Willenhall WV12 5YP

A SPACIOUS THREE-BEDROOM PROPERTY WITH INTEGRAL GARAGE OFFERING EXCELLENT OPPORTUNITY TO PUT YOUR STAMP ON A HOME THAT NEEDS MODERNISATION.



Property Details

Porch

Hall

Accessed via porch, leading to a central hallway with stairs rising to first floor and access to main living areas.

Living Room 21' 7" x 9' 11" (6.58m x 3.02m)

A spacious and bright reception room featuring a decorative fireplace and large patio doors opening onto the rear garden.

Kitchen 7' 8" x 12' 8" (2.34m x 3.86m)

A fitted kitchen with a range of wall and base units, work surfaces, and space for appliances. The room benefits from dual aspect windows and access to the rear garden.

Landing

Bedroom One 12' 4" x 10' 2" (3.76m x 3.10m)

A generous double bedroom with two windows allowing plenty of natural light, offering space for wardrobes and additional furniture.

Bedroom Two 12' 6" x 7' 1" (3.81m x 2.16m)

A well-proportioned double bedroom overlooking the front aspect.

Bedroom Three 9' 2" x 11' 10" (2.79m x 3.61m)

single room, suitable as child's room, home office or study.

Bathroom 6' 1" x 7' 1" (1.85m x 2.16m)

comprising a bath, separate shower enclosure, wash basin, and WC.

Garage 17' 3" x 7' 1" (5.26m x 2.16m)

additional storage space.

Rear Garden

An enclosed rear garden mainly laid to lawn with patio seating areas and mature planting.





To view this property please contact Paul Dubberley on

T 01902 633323
E willenhall@pauldubberley.co.uk

14 New Road
WILLENHALL WV13 2BG

Property Ref: PWI104448 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk