



LEE COOKE
exp
PERSONAL BESTSELLER AGENCY
01902 239777
FOR SALE

27A

Woodside Way, Short Heath, Willenhall

Offers In Region Of £265,000

LEE COOKE

exp[®] UK

@ lee.cooke@exp.uk.com
leecooke.exp.uk.com
01785 526777 (Staffordshire)
01952 370777 (Shropshire)
01902 239777 (Wolverhampton)

Woodside Way, Short Heath, Willenhall

Lee Cooke Personal Estate Agents, presents this wonderful and deceptively spacious extended chain-free 3-bedroom semi-detached bungalow, situated in a popular estate within the Short Heath area.

The property features a large frontage with ample block-paved off-road parking, leading to a detached garage with an additional brick-built storage area and a generous rear garden.

Internally, the home comprises an entrance hall, two bedrooms, a fitted showroom, a spacious lounge, a separate fitted kitchen, and an adjoining extended sitting/dining room, offering versatile and comfortable living space throughout.

Location & Area

Situated in the sought-after Short Heath area of Willenhall, the property is conveniently close to a range of local amenities including shops, doctors, dentists, public houses, and eateries. The location provides excellent access to surrounding areas and is ideal for those seeking a well-connected yet community-focused environment.





ENTRANCE HALL

Having a wooden-style door to the side access, loft access, airing cupboard, doors leading to various rooms, and a central heated radiator.

LOUNGE – 18'1" x 11'2" into recess

A spacious lounge with a double-glazed bow window to the front, central heated radiator, fire with fitted surround, and cove ceiling. Doors lead to the kitchen and hall.

KITCHEN – 10'8" x 8'8"

Fitted with a selection of wall and base units with roll-top work surfaces, one and a half drainer sink unit, spotlights to the ceiling, and laminate flooring. Integrated appliances include a gas hob with oven and extractor, integrated washer, and integrated fridge freezer. Archway leads into the dining/sitting room and a door leads to the main lounge. Feature-colored splashbacks complete the look.





DINING/SITTING ROOM – 10'8" x 9'5"

Extended area to the rear with a double-glazed bow window, double-glazed door, and double-glazed window overlooking the rear garden. Opening to the kitchen, spotlight to the ceiling, and central heated radiator.

BEDROOM 1 – 11'0" x 10'6"

Double-glazed window to the rear, central heated radiator, and door leading to the hall.

BEDROOM 2 – 8'7" x 8'0"

Double-glazed window to the front, central heated radiator, and door leading to the hall.

SHOWER ROOM

Double-glazed window to the side, door to the hall, walk-in shower area, low-level WC, wall-mounted wash basin set in a vanity unit, tiled floor, and central heated radiator.

FRONT GARDEN

Large frontage with ample block-paved off-road parking to front and side, with gated access to the rear.

REAR GARDEN

Paved entertainment patio area, feature brick-built dwarf bordering wall, a selection of trees, plants, and shrubs, lower-level lawn area, external water tap, and gated side access.

DETACHED GARAGE 16'0" x 8'3"

Double-glazed door and window to side, up-and-over door to front.
Store: Side store with door leading to the rear garden.

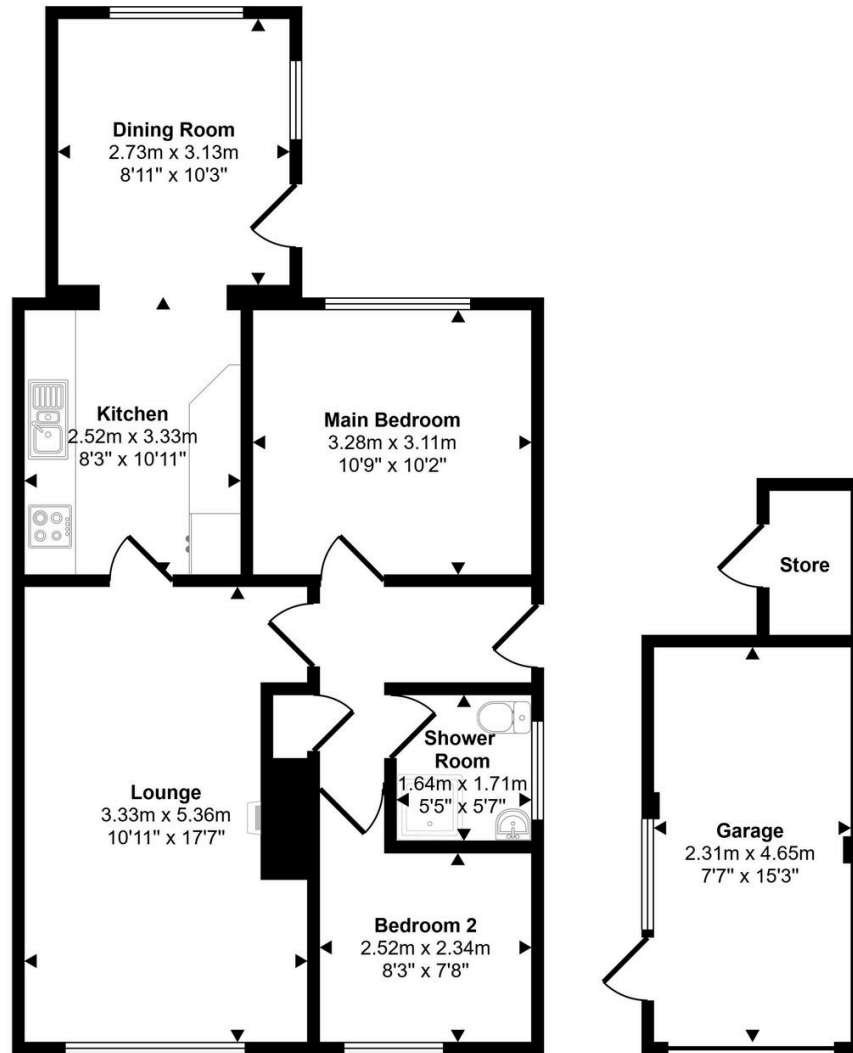
AGENTS NOTES

**LEE COOKE PERSONAL ESTATE AGENTS,
RECOMMENDS VIEWING TO FULLY
APPRECIATE THIS PLEASANTLY PRESENTED
BUNGALOW ON OFFER. IF YOU ARE THINKING
OF SELLING YOUR PROPERTY, PLEASE
CONTACT US FOR A FREE VALUATION.**





Approx Gross Internal Area
74 sq m / 797 sq ft



Floorplan
Approx 62 sq m / 662 sq ft

Garage/Store
Approx 13 sq m / 135 sq ft