

**Edinburgh Drive, Willenhall, WV12 4SD**  
**Offers In The Region Of £320,000**  
**Council Tax Band: C**



\*NO CHAIN\* \*TURN-KEY AND FULLY FURNISHED\* \*MODERN KITCHEN\* \*LARGE GARAGE/UTILITY\* "CONSERVATORY \*LARGE GARDEN\* \*DRIVEWAY FOR 3 CARS"

We're delighted to present this beautiful and modern 3-bedroom house located in the quiet area of Edinburgh Drive.

The property offers a unique and charming layout, with a bedroom situated downstairs, alongside a downstairs shower room, with main bedroom upstairs leading to a secondary bedroom/dressing room.

The property has brand new carpet and flooring throughout, with a fully refurbished modern kitchen which leads to a very spacious lounge area with a feature fire place, from the lounge area you'll find the dining area, including a dining table and chairs, from here you can make your way into conservatory looking on to a large rear garden.

From the conservatory you'll then find the downstairs bedroom, furniture included, opposite this is the downstairs shower room and next to both leads to a large garage with a utility area.

Upstairs you'll find a modern bathroom with plenty of storage, opposite you'll find the master bedroom, bed and wardrobes all included, the main bedroom then leads to a final bedroom/dressing room area.

There is also planning permission that has been granted for both the front and rear bedrooms, with good access to both local schools and shops, all furniture is included in the sale, most completely new besides dining table and chairs.

The driveway on the front is large enough for 3 cars with the garage allowing access for a fourth.

We highly recommend you view this beautiful house!

Call us to book in a viewing now!



Open House Bloxwich



Total area: approx. 132.2 sq. metres (1422.8 sq. feet)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 65      | 71        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |