

for sale

£180,000 Freehold



Coronation Avenue Willenhall WV13 2RP

Paul Dubberley Willenhall present this **THREE-BEDROOM** home offering excellent potential for modernisation, situated in a popular residential location.

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Porch

Hallway

Central hallway with stairs rising to the first floor and doors leading to the main ground floor rooms.

Living Room

13' 2" x 10' 11" (4.01m x 3.33m)

Located at the front of the property with bay window allowing plenty of natural light. Feature fireplace and ample space for lounge furniture.

Dining Room

10' 11" x 10' 11" (3.33m x 3.33m)

Situated to the rear of the property overlooking the garden, offering space for dining table and chairs.

Kitchen

7' 6" x 5' 5" (2.29m x 1.65m)

Fitted with a range of wall and base units with work surfaces over, sink unit and space for appliances. Door providing access to the rear garden.

Landing

Bedroom One

13' 7" x 10' 3" (4.14m x 3.12m)

Double bedroom positioned at the front of the property with bay window.

Bedroom Two

10' 10" x 11' (3.30m x 3.35m)

Double bedroom overlooking the rear garden.

Bedroom Three

7' 1" x 6' 2" (2.16m x 1.88m)

Single bedroom suitable for child's room, home office or study.

Bathroom

7' 5" x 5' 6" (2.26m x 1.68m)

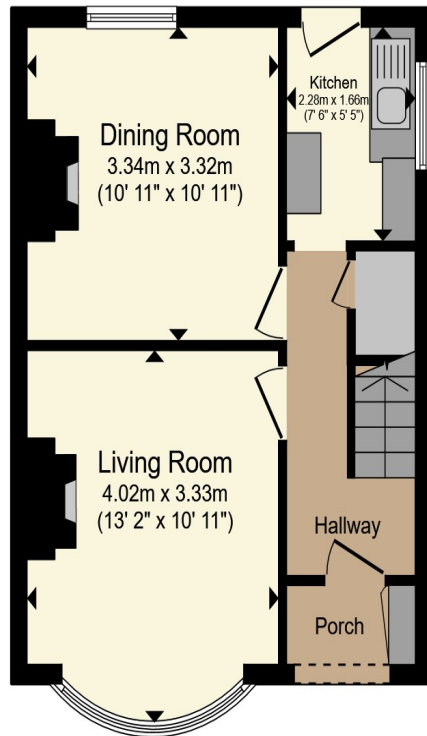
Fitted with a paneled bath, wash hand basin and WC.

Rear Garden

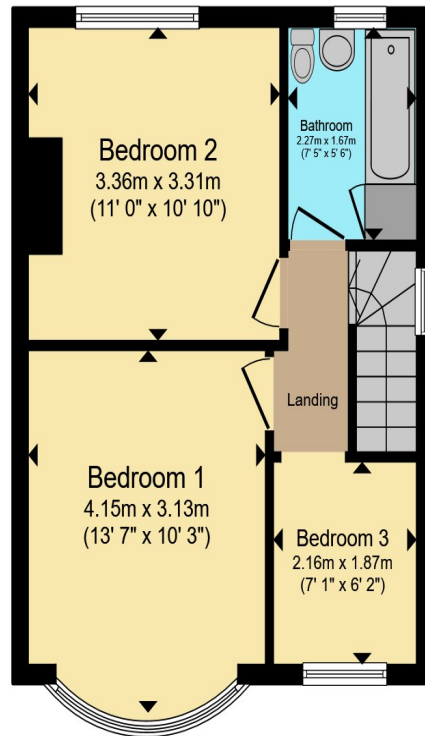
Enclosed garden mainly laid to lawn with patio area and outbuilding providing useful storage.







Ground Floor



First Floor

Total floor area 71.7 m² (772 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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14 New Road
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Property Ref: PWI104452 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online PaulDubberley.co.uk/Property/PWI104452



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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.

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