

for sale

offers over **£190,000** Freehold



Littleton Road Willenhall WV12 5JX

An exceptionally well-presented TWO-BEDROOM SEMI-DETACHED HOME featuring a spacious lounge/diner, modern kitchen, conservatory and utility room, together with a stunning detached summer house. Offering flexible accommodation both inside and out.

Littleton Road Willenhall WV12 5JX

Hall

welcoming entrance hall.

Living Room

19' 5" x 9' 11" (5.92m x 3.02m)

Generous living area having double-glazed window to front aspect, central heating radiator and sliding doors to conservatory.

Conservatory

6' 6" x 10' 9" (1.98m x 3.28m)

Additional living area having access to rear garden.

Kitchen

10' 11" x 7' 7" (3.33m x 2.31m)

Modern fitted kitchen with a range of wall and base units, integrated oven with four ring gas hob and access to utility.

Utility

18' 6" x 5' 3" (5.64m x 1.60m)

generous utility which has front access and rear, having plenty of additional storage space, plumbing for appliances and double-glazed window to rear.

Shower Room

7' 10" x 5' 4" (2.39m x 1.63m)

Ground floor shower room comprising a shower cubicle, wash hand basin, wc and central-heating radiator.

Landing

giving access to all first floor rooms.

Bedroom One

9' 5" x 14' 11" (2.87m x 4.55m)

Principle bedroom having two double-glazed windows to front aspect and central heating radiator.

Bedroom Two

11' x 9' 8" (3.35m x 2.95m)

Double bedroom with double-glazed window to rear and central heating radiator.

Bathroom

5' 6" x 7' 1" (1.68m x 2.16m)

Having shower cubicle, wash hand basin and WC.

Rear Garden



Generous private rear garden mainly laid to lawn with patio areas and summer house.

Summer House

9' 7" x 15' (2.92m x 4.57m)

Impressive generous summer house adding additional lounge area.

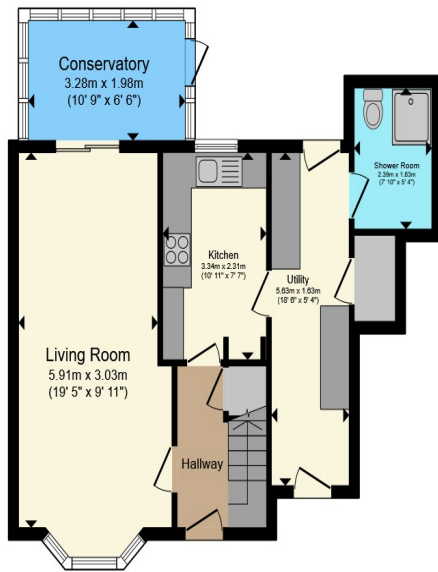
Agents Note

- The Transfer dated 4 June 1984 contains restrictive covenants, which are rules that limit how the land can be used. These often include things like not running a business from the home or keeping the garden tidy.
- There is a rule regarding boundary structures, such as fences or walls, which was established in the 1984 Transfer.

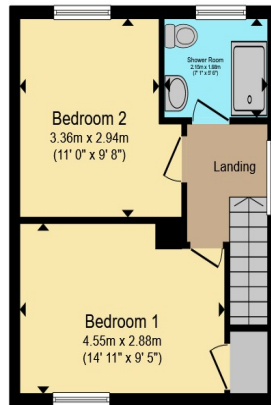
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

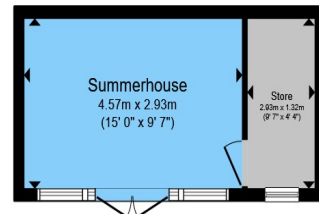




Ground Floor



First Floor



Second Floor

Total floor area 106.7 m² (1,149 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



To view this property please contact Paul Dubberley on

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14 New Road
 WILLENHALL WV13 2BG

Property Ref: PWI104603 - 0007

Tenure: Freehold EPC Rating: D

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PWI104603



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.

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