

for sale

offers over **£250,000** Freehold



Pinewood Close Willenhall WV12 5NY

Paul Dubberley presents this well-proportioned and characterful **THREE-BEDROOM SEMI-DETACHED HOME**, offering flexible and extended ground floor accommodation ideal for modern family living.

Pinewood Close Willenhall WV12 5NY

Porch

Hall

A welcoming entrance hallway providing access to the main living areas and stairs rising to first floor.

Living Room

15' 9" x 16' (4.80m x 4.88m)

A generous and comfortable reception room featuring an inglenook fireplace with cast iron stove, creating a cosy focal point. A large window allowing for plenty of natural light.

Kitchen

10' 10" x 7' 11" (3.30m x 2.41m)

The kitchen is fitted with a range of solid wood wall and base units with contrasting worktops and space for freestanding appliances including a range-style cooker. Dual aspect windows providing good natural light, with views over the front of the property.

Utility

8' 6" x 8' (2.59m x 2.44m)

Useful utility space providing additional storage and workspace, with double doors giving access through to the living room.

Dining Room

6' 5" x 10' 10" (1.96m x 3.30m)

The dining area comfortably accommodates a dining table and benefits from direct access to the kitchen.

Conservatory

6' 5" x 10' 10" (1.96m x 3.30m)

A bright and versatile additional reception space overlooking the rear garden, featuring a fully tiled roof with Velux window, allowing for year-round use.

Landing

Bedroom One

9' 10" x 8' 7" (3.00m x 2.62m)

A spacious double bedroom with fitted wardrobes and outlook to the rear of the property.

Bedroom Two

9' 6" x 11' 1" (2.90m x 3.38m)

A well-sized double bedroom overlooking the rear garden, offering ample space for bedroom furniture.

Bedroom Three



9' 5" x 8' 1" (2.87m x 2.46m)

A good-sized single room, overlooking the front of the property, suited as home office or child's bedroom.

Bathroom

9' 10" x 5' 10" (3.00m x 1.78m)

A modern family bathroom fitted with a white suite including bath with shower over, double shower cubicle, wash hand basin, and WC. Finished with contemporary tiling and a window providing natural light and ventilation.

Garage

16' 8" x 9' 10" (5.08m x 3.00m)

Attached garage offering useful storage or potential conversion, subject to necessary permission.

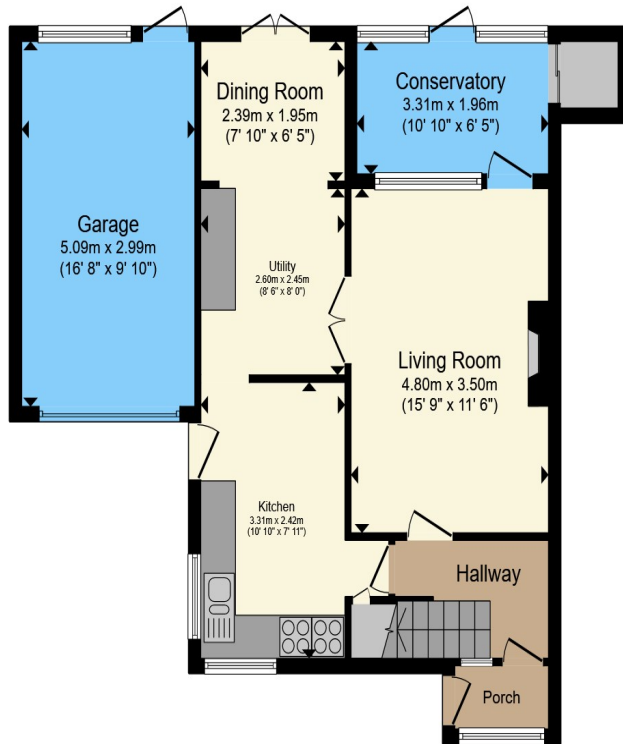
Rear Garden

A private enclosed rear garden, mainly laid to lawn with patio seating area. Additional benefits include, hot tub(included in purchase), seating area, garden shed/outbuilding and mature planting and fencing for privacy.

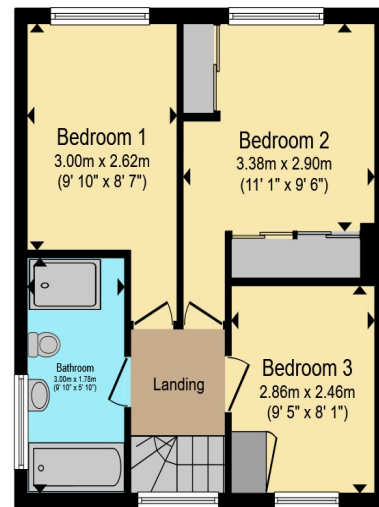
Agents Note

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

Total floor area 109.3 m² (1,176 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
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14 New Road
WILLENHALL WV13 2BG

Property Ref: PWI104485 - 0007

Tenure:Freehold EPC Rating: D

Council Tax Band: C

view this property online PaulDubberley.co.uk/Property/PWI104485



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.

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