

for sale

offers in the region of **£260,000** Freehold



**Willow Avenue WOLVERHAMPTON WV11 1DN**

Paul Dubberley presents this **WELL-MAINTAINED THREE-BEDROOM SEMI-DETACHED HOME** offering spacious and versatile accommodation, ideal for modern family living.

# Willow Avenue WOLVERHAMPTON WV11 1DN

## Hall

Welcoming entrance with access to all principal ground floor rooms and staircase to first floor.

## Living Room

13' 5" x 11' 5" ( 4.09m x 3.48m )

A bright and inviting space featuring a bay window.

## Breakfast Room

10' 6" x 11' 5" ( 3.20m x 3.48m )

A well-proportioned reception room opening through to the kitchen, perfect for entertaining and family meals.

## Dining Room/Kitchen

16' x 11' 1" ( 4.88m x 3.38m )

A standout feature of the home- a modern, open-plan fitted kitchen fitted with a range of units, integrated appliances, and a central island. Skylights and large window flood the space with natural, with direct access to the garden.

## Landing

## Bedroom One

13' 7" x 11' 1" ( 4.14m x 3.38m )

A spacious principle bedroom with bay window, offering ample room for storage and furniture .

## Bedroom Two

9' 11" x 10' 6" ( 3.02m x 3.20m )

A good-sized double bedroom overlooking the rear garden.

## Bedroom Three

7' 3" x 6' 2" ( 2.21m x 1.88m )

A single bedroom, ideal as child's room, nursery and home office.

## Shower Room

6' 5" x 7' ( 1.96m x 2.13m )

A modern suite comprising a walk-in shower, WC, and wash hand basin, finished with contemporary tiling.

## Rear Garden

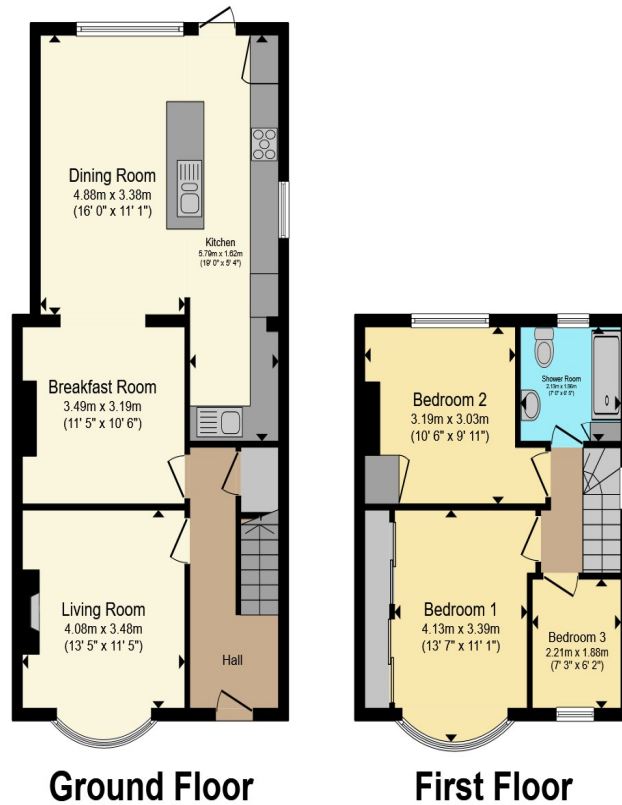
A generous and enclosed garden featuring a patio seating area and lawn, with useful storage sheds- ideal for outdoor entertaining and family use.

## 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.





Total floor area 97.6 m<sup>2</sup> (1,051 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](http://www.propertybox.io)



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Property Ref: PWI104468 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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