

for sale

£140,000 Freehold



Stroud Avenue Willenhall WV12 4DH

Paul Dubberley presents this spacious **TWO DOUBLE BEDROOM SEMI-DETACHED HOME** set on a generous plot, offering large rear garden, useful outbuildings and excellent potential for modernisation.

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Hall

Stairs rising to the first floor with access to the main living accommodations.

Living Room

14' 1" x 12' 6" (4.29m x 3.81m)

A particularly spacious and bright reception room with windows to both front and rear, featuring a fireplace and ample space for seating and entertaining.

Kitchen

8' 11" x 14' 10" (2.72m x 4.52m)

A well-proportioned kitchen with a range of fitted units and space for dining, overlooking the rear garden and offering potential for modernisation.

Utility

6' x 5' 11" (1.83m x 1.80m)

a practical separate area with space for appliances and storage.

Wc

ground floor cloak room.

Conservatory

5' 3" x 9' 6" (1.60m x 2.90m)

Providing additional living space with direct access to the garden.

Shed/ covered side passage

12' 9" x 5' 8" (3.89m x 1.73m)

An enclosed side area offering useful storage or workspace, with access through to rear garden.

Landing

Bedroom One

10' 10" x 14' 4" (3.30m x 4.37m)

A spacious double bedroom with room for bedroom furniture.

Bedroom Two

12' 5" x 5' 8" (3.78m x 1.73m)

A further double bedroom overlooking the rear.

Shower Room

9' x 7' 6" (2.74m x 2.29m)

Fitted with shower, wash basin and WC.

Rear Garden



A key feature of the property, the garden is larger than average and includes patio area, planting and established borders.

Shed

10' 4" x 7' 11" (3.15m x 2.41m)

Providing useful storage.

Summerhouse

4' 8" x 6' 11" (1.42m x 2.11m)

Providing useful storage and additional versatility.





Total floor area 105.0 m² (1,131 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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Property Ref: PW1104396 - 0003
 Tenure:Freehold EPC Rating: E

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