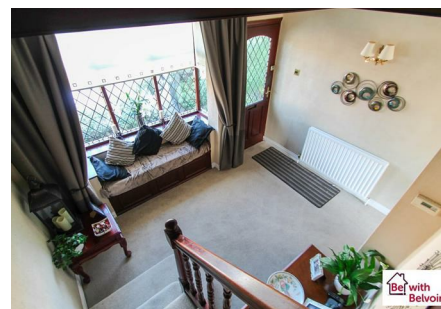
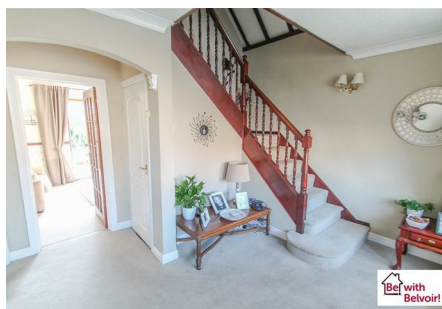
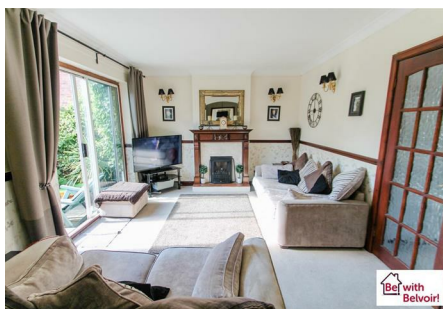


Willenhall Street, Wednesbury, Staffordshire WS10 8NG



Offers In The Region Of £290,000 Freehold



Belvoir are truly ecstatic to present to market this wonderful and unique property. The home is an ABSOLUTE must see to be appreciated and amazed ourselves here at Belvoir. The property is a really tastefully converted bungalow, built in the late 1800s offering bags of character and a really surprisingly spacious layout throughout. The home has an array of absolute must see features 'basement bar' which is far from your traditional converted space. Full height ceilings

and a perfect area for social events. To the upstairs is spacious conversion accommodating two further bedrooms and a family bathroom with loads of storage space under the eaves. To the property rear is a wonderfully presented rear garden, completely secluded with a pond, seating area, plentiful mature shrubbery and lawned space with access to the garage (yet another room with potential to extend.) There is nothing on the market like this within a 20 mile radius and without question must be seen!



Entrance Hallway 11'9 x 10'4

A huge gallery style entrance hallway with access to downstairs bedroom, both upstairs, downstairs and lounge with a feature, characterful bay window to front.

Bedroom One 12'2 x 10'5

A generous master bedroom overlooking the property front via a double glazed window with built in wardrobe space throughout.

Lounge/Dining Room 11'0 x 22'10

An open plan living/dining space with access to kitchen via French doors, access to patio area from lounge with a feature fireplace to side.



Kitchen 13'9 x 9'3

A really well presented kitchen with a range of wall and base units throughout, double oven with hob points and extractor above, hand sink bowl and drainer, tiled floors and access to rear hallway and garden.

Downstairs Bathroom

A really useful downstairs bathroom with a electric walk in shower, hand sink basin and low level flush WC.

Sun Room 9'0 x 6'2

A really unique conservatory style sun room to the property rear overlooking the long garden.

Landing



Bedroom Two 10'10 x 11'8

An amply proportioned bedroom overlooking the property front with a wardrobe over stairs.

Bedroom Three 10'11 x 8'2

Yet another generously proportioned bedroom this time overlooking the rear garden with plentiful storage space under eaves.

Bathroom 10'11 x 7'0

With a low level flush WC, hand sink basin, bath/shower unit and storage space under eaves whilst overlooking the property rear.



'Basement Bar'

22'7 x 10'11

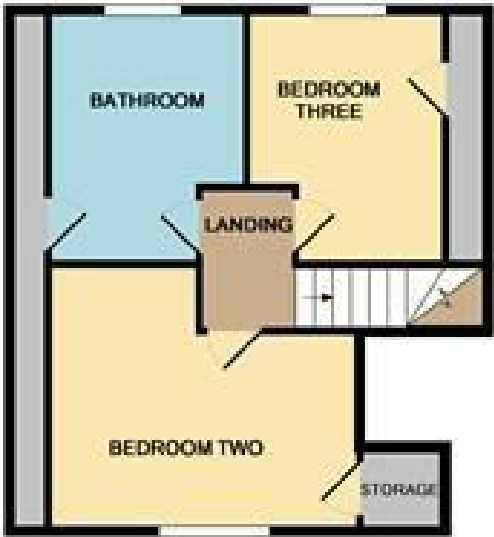
The feature of features. A full height 'cave' style room that has to be seen to be believed. With a full working bar to the room rear, seating area, feature electric fireplace and space for pool table or other chosen furnishings. The room is the perfect home for any social event.

Garage

With potential to convert, an up and over door and electrical points throughout.



BASEMENT LEVEL



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	