



Fawley Close  
Willenhall  
WV13 3ER  
Asking Price Of £136,000





Very well presented modern semi-detached home situated on a popular development with excellent transport links nearby. A driveway provides off road parking which continues along the side of the property to a pleasant rear garden. Internally is an entrance hall, living room, breakfast kitchen, two bedrooms and bathroom.

Well presented throughout the property is fitted with gas central heating and double-glazing and is sure to appeal to a range of buyers.

**APPROACH** The property is approached via a driveway providing off road parking. Double gates to the side provide access to a further parking area and the rear garden.

#### **ENTRANCE HALL**

Radiator, staircase to the first floor landing and door into the living room.

#### **LIVING ROOM 13' 7" x 8' 5" (4.15m x 2.57m)**

Double glazed bow window to the front, radiator, attractive modern fireplace with inset gas fire and a door through to the breakfast kitchen.

#### **BREAKFAST KITCHEN 13' 2" x 7' 8" (4.02m x 2.36m)**

Two double glazed windows to the rear, part tiled walls, tiled floor, useful under stairs cupboard and a door to the rear garden. The kitchen is fitted with a range of wall, drawer and base units with roll edge work surfaces above incorporating a 1¼ bowl stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob and extractor above, space for a fridge and freezer, and plumbing for a washing machine.

#### **FIRST FLOOR LANDING**

Double glazed window to the side, loft access hatch and doors to:

#### **BEDROOM ONE 12' 4" x 10' 11" (3.76m x 3.33m)**

Two double glazed windows to the front, radiator, built in double wardrobes and built in cupboard.

#### **BEDROOM TWO 9' 0" x 7' 0" (2.76m x 2.15m)**

Double glazed window to the rear and radiator.

#### **BATHROOM**

Double glazed obscure window to the rear, radiator, tiled walls and white suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with electric shower above.

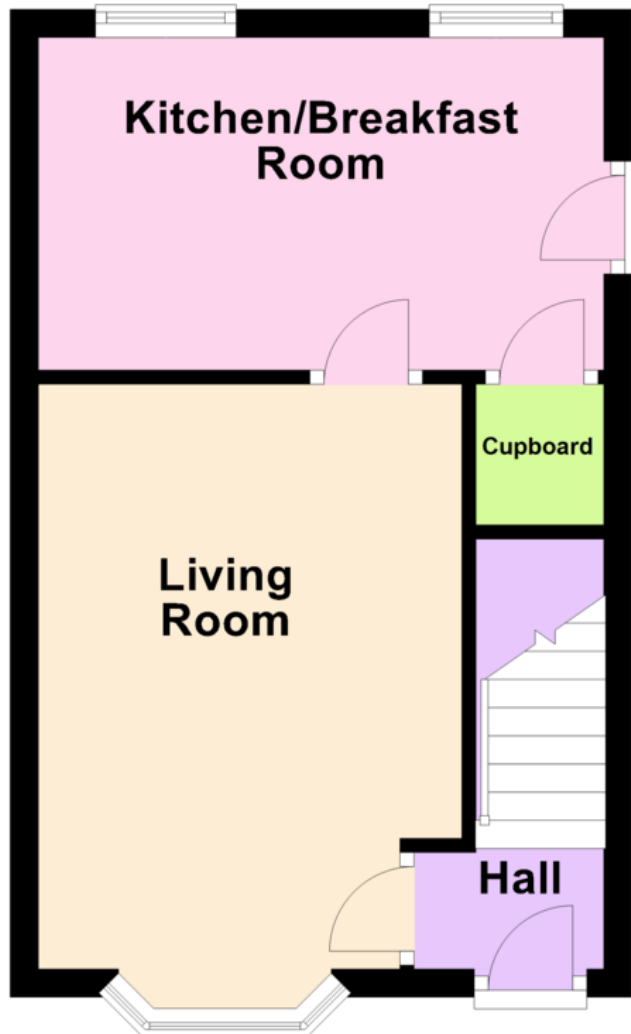
#### **GARDEN**

To the rear of the property is a very pleasant enclosed garden with patio and lawned areas. Double gates to the side provide access to the front driveway.

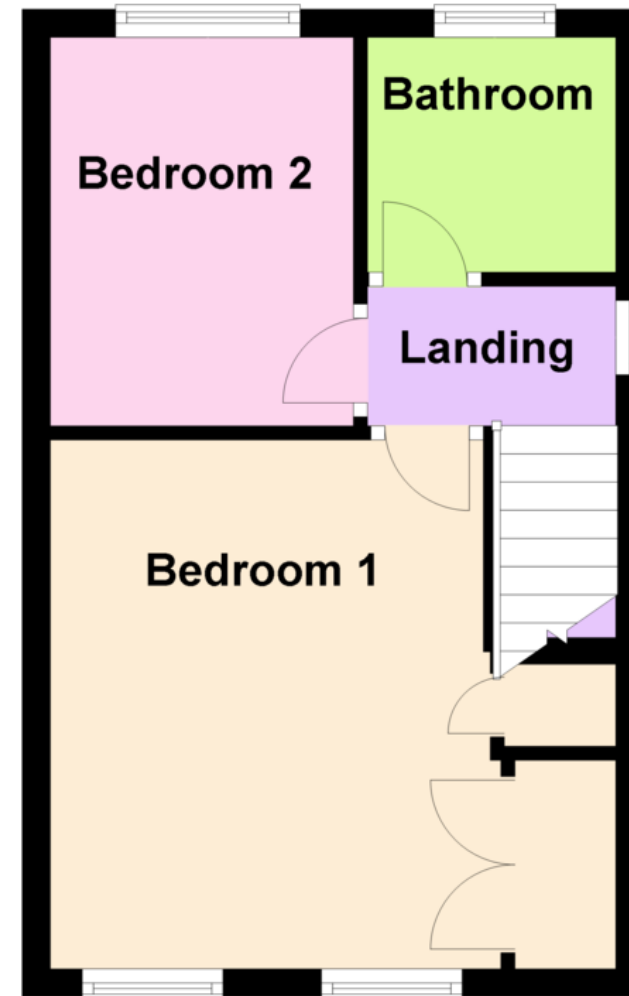


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## Ground Floor



## First Floor



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