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Granville Street | Willenhall | WV13 1DN

Asking Price £215,000

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estate agents

## Summary

**\*\*THREE BEDROOM TOWNHOUSE\*\*PARKING TO THE SIDE OF THE PROPERTY\*\*KITCHEN DINER\*\*GUEST WC\*\*VERANDA TO THE GROUND FLOOR\*\*THREE GENEROUS BEDROOMS\*\*POPULAR LOCATION\*\*PERFECT FIRST TIME BUY\*\*VIEWING ESSENTIAL\*\***

Welcome to this beautifully extended modern three-bedroom mid-terrace townhouse, located on Granville Street in the desirable area of Willenhall. This property is ideally situated close to a variety of local amenities, making it perfect for families and professionals alike.

As you approach the home, you are greeted by a charming walled and gated courtyard that leads into a welcoming entrance hall. The generous lounge provides a comfortable space for relaxation and entertaining guests. At the rear of the property, you will find a contemporary fitted kitchen diner, which is perfect for family meals and gatherings. Additionally, there is a convenient guest WC located nearby, and a lovely veranda that enhances the outdoor living experience.

On the first floor, the property boasts two spacious bedrooms, one overlooking the front and the other the rear, both equipped with fitted storage solutions. A well-appointed family bathroom completes this level, ensuring ample facilities for all residents.

## Key Features

- EXTENDED THREE BEDROOM TOWNHOUSE
- KITCHEN DINER
- VERANDA TO THE REAR OF THE PROPERTY
- POPULAR LOCATION
- VIEWING ESSENTIAL
- LOFT CONVERSION OFFERING THE MASTER BEDROOM WITH WC
- GUEST WC
- PARKING TO THE REAR
- PERFECT FIRST TIME BUY
- CALL WEBBS TO SECURE YOUR VIEWING TODAY ON 01922 663399!!

## Rooms and Dimensions

### Entrance Hall

### Lounge

14'6" x 9'4" (4.439m x 2.862m)

### Kitchen Diner

12'10" x 9'0" (3.915m x 2.763m)

### Guest WC

3'2" x 8'11" (0.981m x 2.723m)

### Veranda

11'0" x 6'10" (3.354m x 2.084m)

### First Floor Landing

### Bedroom Two

12'11" x 9'5" (3.943m x 2.876m)

### Bedroom Three

9'11" x 10'8" (3.030m x 3.254m)

### Family Bathroom

6'3" x 6'0" (1.920m x 1.839m)

### Second Floor Landing

### Bedroom One

17'4" x 9'0" (5.308m x 2.764m)

### WC

5'8" x 4'3" (1.729m x 1.320m)

### Identification Checks B





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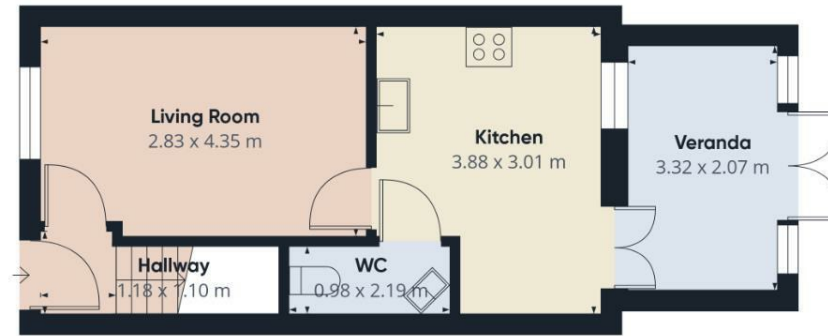
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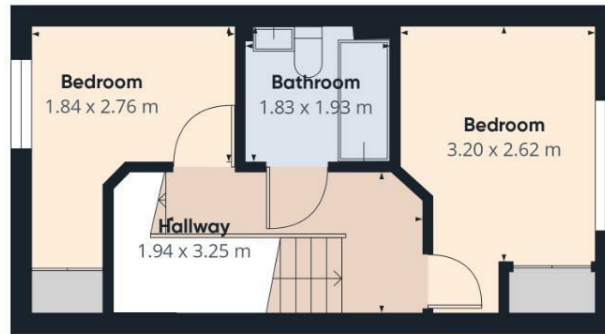
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Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
74.2 m<sup>2</sup>

**Reduced headroom**  
3.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Score	Band	Score	Band
105.00	A	10.00	B
104.00	B	10.50	C
103.00	C	11.00	D
102.00	D	11.50	E
101.00	E	12.00	F
100.00	F	12.50	G
99.00	G	13.00	H

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