



**Aberford Close | Willenhall | WV12 4TA**

**Offers In Excess Of £280,000**





# Summary

**\*\*EXTENDED THREE BEDROOM DETACHED HOME\*\*TWO RECPETION ROOMS\*\*CONSERVAYOT TO THE REAR\*\*FITTED KITCHEN\*\*PRIVATE AND ENCLOSED REAR GARDEN\*\*THREE GENEROUSLY SIZED BEDROOMS\*\*REFITTED SHOWER ROOM\*DRIVEWAY AND GARAGE\*\*CUL-DE-SAC LOCATION\*\***

Situated in a popular cul-de-sac location within the district of Willenhall, this much-improved and extended detached family home offers spacious and versatile living, with excellent access to local amenities and transport links.

To the front, a generous driveway provides ample off-road parking, complemented by a garage to the side. The entrance porch leads into a welcoming hallway, which flows into the first of two reception rooms. To the rear, a spacious dining and sitting room provides a fantastic family and entertaining space, with direct access to a bright conservatory overlooking the garden. Adjacent to the dining room, the well-appointed fitted kitchen offers practicality and style.

Upstairs, the first floor boasts three generously sized bedrooms and a refitted shower room.

To the rear, an enclosed garden features a paved patio area, lawned sections, and mature borders, creating a private and peaceful outdoor retreat.

This superb family home in a sought-after location is not to be missed early viewing is highly recommended!

# Key Features

- EXTENDED THREE BEDROOM DETACHED
- TWO RECPETION ROOMS
- REFITTED SHOWER ROOM
- GARAGE AND DRIVEWAY
- POPULAR LOCATION CLOSE TO ALL LOCAL AMENITIES
- CUL-DE-SAC LOCATION
- CONSERVATORY TO THE REAR
- FITTED KITCHEN
- THREE GENEROUS BEDROOM
- CALL WEBBS TO SECURE YOUR VIEWING OR FREE NO OBLIGATION VALUATION ON 01922663399

# Rooms and Dimensions

## Identification Checks B

## PORCH

## ENTRANCE HALL

## LOUNGE

15'0" x 11'11" (4.582m x 3.638m)

## DINING ROOM

15'1" x 10'7" (4.599m x 3.228m)

## CONSERVATORY

14'2" x 6'11" (4.337m x 2.121m)

## KITCHEN

11'2" x 7'11" (3.406m x 2.436m)

## GARAGE

17'11" x 8'7" (5.484m x 2.620m)

## FIRST FLOOR LANDING

## BEDROOM ONE

13'1" x 8'11" (4.000m x 2.741m)

## BEDROOM TWO

10'9" x 8'10" (3.300m x 2.717m)

## BEDROOM THREE

9'10" x 6'6" (3.002m x 1.989m)

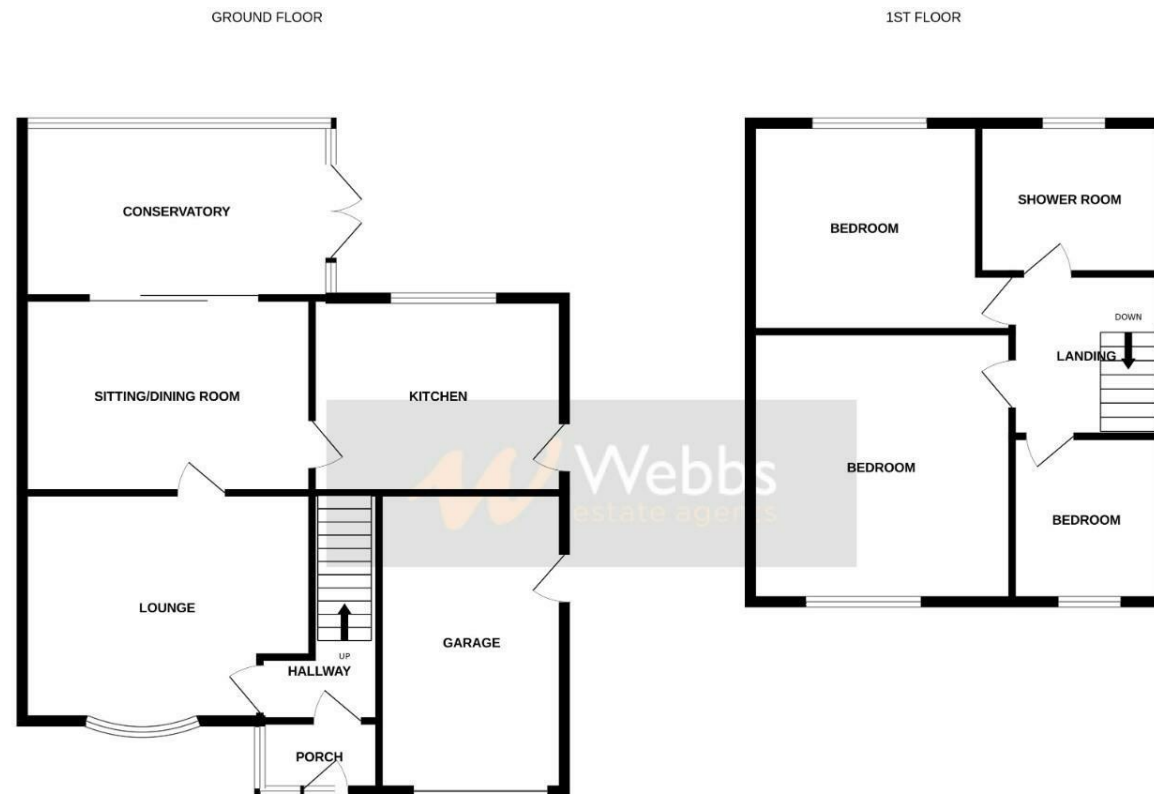
## SHOWER ROOM

7'9" x 6'6" (2.363m x 1.982m)



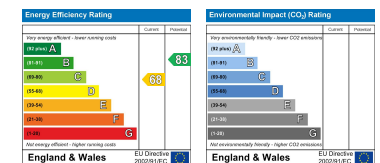






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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