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**Queens Lea | Willenhall | WV12 4JA**  
Asking Price £240,000

**W** Webbs  
estate agents

## Summary

\*\*EXTENDED AND IMPROVED THREE BEDROOM HOME\*\*REFITTED KITCHEN\*\*REFITTED BATHROOM AND SHOWER ROOM\*\*CONSERVATORY TO THE REAR\*\*STUNNING THROUGHOUT\*\*VIEWING ESSENTIAL\*\*

Welcome to this beautifully extended and improved semi-detached house located in the sought-after area of Queens Lea, Willenhall. This delightful home boasts three well-proportioned bedrooms and two modern bathrooms, making it an ideal choice for families or those seeking extra space.

As you approach the property, you will find a convenient driveway leading to the entrance hall. Upon entering, you are greeted by a spacious lounge diner, which is perfect for entertaining guests or enjoying family time. The addition of a conservatory at the rear enhances the living space, allowing natural light to flood in and providing a lovely view of the garden.

The heart of the home is undoubtedly the modern refitted kitchen, which comes equipped with a selection of integrated appliances, ensuring that cooking is a pleasure. Adjacent to the kitchen is a lobby area that provides easy access to the front of the house. For added convenience, there is a contemporary shower room and a downstairs bedroom, which could serve as a guest room or a study.

Venturing to the first floor, you will discover two generous double bedrooms, both offering ample storage and comfort. The refitted bathroom on this level is stylish and functional, catering to the needs of

## Key Features

- HEAVILY EXTENDED AND IMPROVED THREE BEDROOM HOME
- THREE DOUBLE BEDROOMS
- REFITTED BATHROOM AND SHOWER ROOM
- LANDSCAPED REAR GARDEN
- POPULAR LOCATION
- DOWNSTAIRS SHOWER ROOM UPSTAIRS BATHROOM
- REFITTED KITCHEN
- CONSERVATORY TO THE REAR
- STUNNING HOME THROUGHOUT
- CALL WEBBS TO SECURE VIEWINGS TODAY ON 01922 663399!!

## Rooms and Dimensions

### Entrance Hall

### Lounge Diner

19'5" x 11'0" (5.940m x 3.362m)

### Conservatory

11'7" x 8'5" (3.540m x 2.568m)

### Refitted Kitchen

12'0" x 10'9" (3.670m x 3.278m)

### Downstairs Shower Room

6'8" x 4'8" (2.054m x 1.438m)

### Bedroom Three

14'4" x 7'10" (4.387m x 2.398m)

### First Floor Landing

### Bedroom One

14'11" x 8'4" (4.572m x 2.545m)

### Bedroom Two

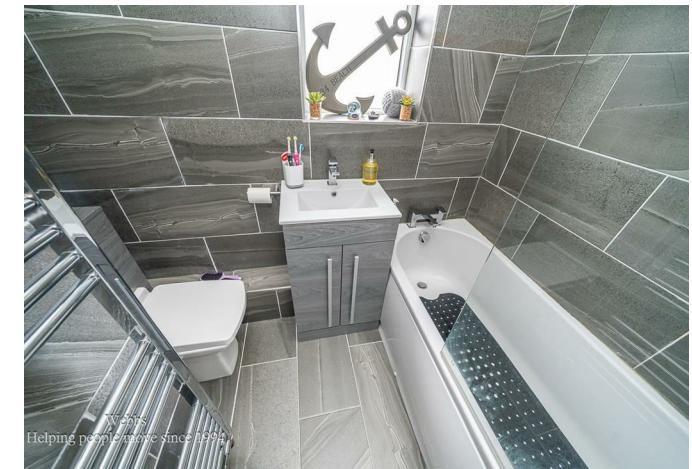
12'0" x 9'9" (3.683m x 2.974m)

### Family Bathroom

7'1" x 5'5" (2.165m x 1.675m)

### Identification Checks B

### Agents Note







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	
		Current	Planned
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	71	76
71-80	76-80		
81-90	91-95		
91-100	101-110		
101-110	111-120		
111-120	121-130		
121-130	131-140		
131-140	141-150		
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