



Worcester Road,

Willenhall, WV13 2RZ

Offers In The Region Of £196,950



******REFURBISHED TO A HIGH STANDARD****** Ideal For First time Buyers this EXTENDED and Immaculately Presented traditional semi-detached property located on a quiet side road off Wolverhampton Road West within easy reach of local amenities and good transport links to Walsall and Wolverhampton and the M6 Motorway.

Goodchilds Estate Agents are delighted to offer this extended and well presented traditional semi-detached residence located just off Wolverhampton Road West, with several primary and secondary schools nearby and easy access to the Black Country Route and the M6 Motorway network. The property is set behind a block paved driveway and comprises of an entrance hallway, through lounge, extended kitchen/diner and ground floor WC. To the first floor are three bedrooms and a bathroom. The rear garden has a patio area and a secure outbuilding to the rear of the garden.

To arrange an appointment to view contact Goodchilds on 01922711444

Entrance Hallway

14'5" x 5'3" (4.39m x 1.60m)



Having a hardwood front door with new carpet to floor and staircase, under stairs storage cupboard housing an ideal combination gas boiler, radiator with radiator cover over and a solid hardwood door to:

Downstairs W.C.



With a low level flush W.C. and Wash Hand basin and ceramic tiles to floor and splash back height on walls.

Through Lounge

24'10" into bay x 10'11" (7.57m into bay x 3.33m)



With a solid hardwood door from hallway there is a feature marble fire surround with a coal effect gas fire inset. Bookcases built into recesses. Radiator and cover new carpet and freshly decorated with satin chrome light switches and sockets. A Double glazed bay window to front.

Extended Kitchen/Diner

59'0" x 29'6" x 49'2" x 9'10" (18'9" x 15'3")



Modern Bespoke Grey Wall Cupboards and base units incorporating a range master cooker and hob with an extractor hood over, a new grey granite effect sink and drainer and space and plumbing for an automatic washing machine. As the kitchen is extended there are ample wall cupboards and base units and space for a dining table. Spotlights to the ceiling and under cupboard lighting. Karndean flooring and upvc double glazed window and door to rear garden.

First Floor Landing



Having access to loft space and internal doors to all rooms

Bedroom One

13'6" x 10'1" (4.11m x 3.07m)



With Built in Wardrobes, dressing table, chest of drawers and bedside cabinets there is a double glazed bay window to front and a radiator and chrome sockets and light switches.

Bedroom Two

11'1" x 10'10" (3.38m x 3.30m)



New carpet and redecorated there is a double glazed window to rear and satin chrome light switches and sockets.

Bedroom Three

7' x 6' (2.13m x 1.83m)



Space saving built in single bed frame with storage underneath, chest of drawers and over staircase built in wardrobe. Double glazed window to front.

Family Bathroom

8'11" x 7'3" (2.72m x 2.21m)

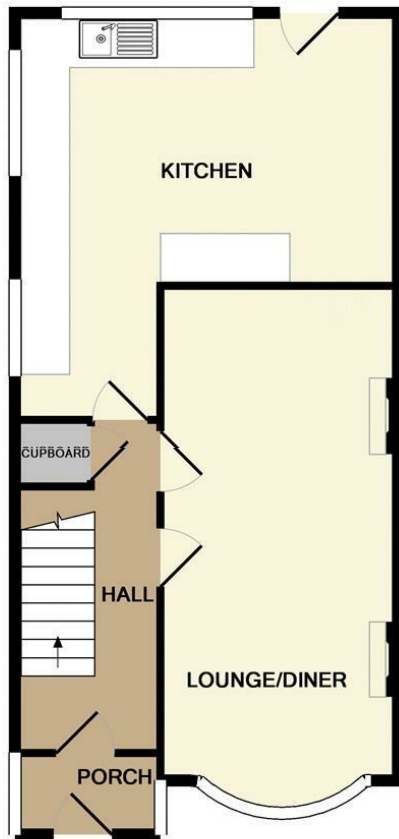


A Newly fitted bathroom Suite comprising of White oval Bath, Walk in shower cubicle and Wash hand basin vanity unit with low level W.C. An obscured glass double glazed window to rear. Spotlighting in ceiling and karndean flooring and a radiator.

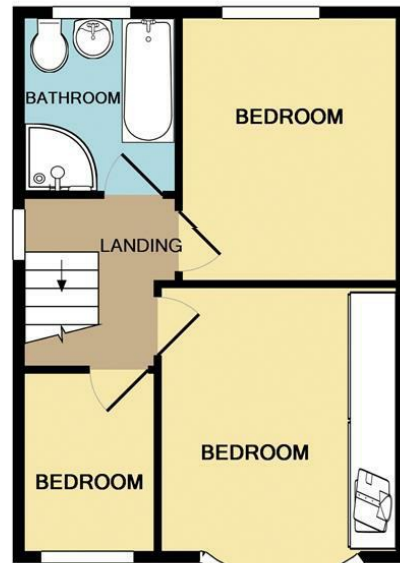
Rear Garden



With Fence Boundaries mainly laid to lawn with a paved patio area and at the rear a garden shed and purpose built workshop/office.



GROUND FLOOR



1ST 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		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(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		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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