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25 Lauder Close

Willenhall | WV13 3QH | Offers In Excess Of £325,000

ROYSTON  
& LUND

- FOUR BED SEMI DETACHED FAMILY HOME
- FULLY RENOVATED THROUGHOUT
- UPSTAIRS FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- EXCELLENT TRANSPORT LINKS
- EXTENDED TO THE REAR
- MODERN KITCHEN DINER
- DOWNSTAIRS SHOWER ROOM
- DRIVEWAY FOR SEVERAL VEHICLES
- NO UPWARD CHAIN LINKS



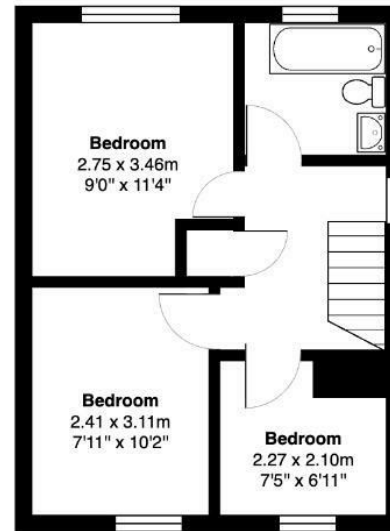
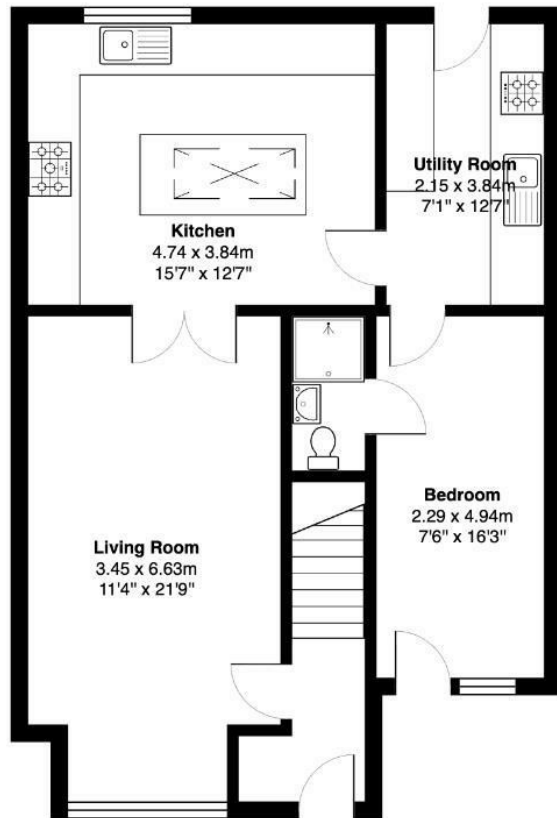


Welcome to this beautifully refurbished semi-detached house located on Lauder Close in Willenhall. This stunning property has been thoughtfully extended to the rear, providing ample space for comfortable living. With a inviting lounge & stylish kitchen diner, you will find plenty of room to entertain guests or enjoy quiet family time.



The house boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The two modern bathrooms ensure convenience and privacy for all residents. Every corner of this home has been meticulously updated, presenting a fresh and contemporary feel throughout.

Ready for you to move in, this property offers a perfect blend of style and functionality. Whether you are a first-time buyer or looking to upgrade, this home is sure to impress. Don't miss the opportunity to make this stunning house your new home.



Total Area: 102.8 m<sup>2</sup> ... 1106 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON & LUND**