



Somerset Road, Willenhall, WV13 2RY

Offers in the Region Of £230,000



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3  1  1 

This lovely family home is located in the popular County Bridge area of Willenhall within easy reach of local amenities, popular schools and excellent road links with the M6 Motorway at J10 close-by.

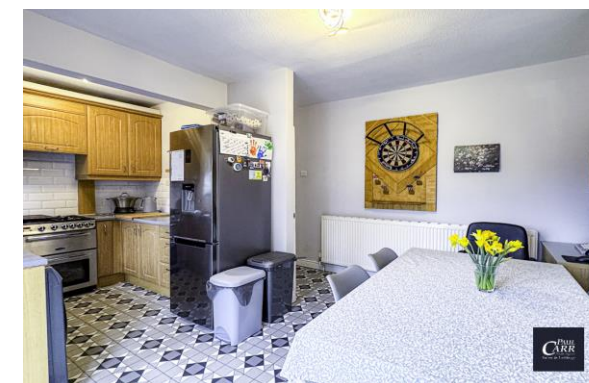
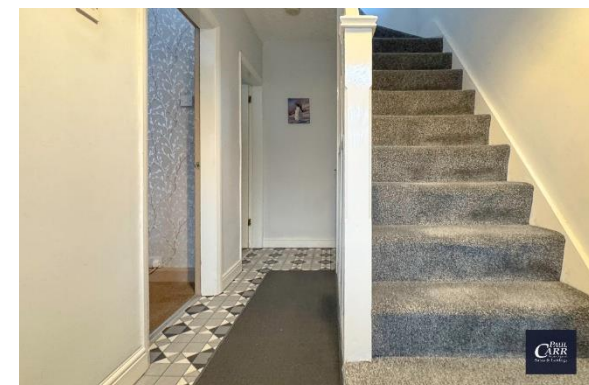
Internally the property is well presented and briefly comprises of an entrance hallway, front living room with bay window, an open plan kitchen and dining area with French doors leading out to a lovely rear garden ideal for families and great for entertaining and outside dining.

Upstairs are two double bedrooms, a single bedroom/home office and modern bathroom.

Outside is a block paved driveway and a side gate leads to the rear garden offering a relaxing space not overlooked to the rear and ideal for family gatherings.

A timber garden room has electric and could be used as a home office, gym or a bar/games room.

This lovely property is perfect for first time buyers, call Paul Carr Estate Agents to arrange an appointment to view!







## Property Specification

Very Well Presented Traditional  
Semi-Detached Property

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Driveway Parking  
Open Plan Kitchen/Dining Area  
Three Bedrooms  
Lovely Private Rear Garden

**Porch**

**Entrance Hall**

**Lounge 3.33m**  
(10'11") x 3.33m (10'11") max

**Kitchen/Diner**  
5.10m (16'9") x 3.36m (11') max

**Landing**

**Bedroom 1**  
3.29m (10'10") max x 2.88m (9'5")

**Bedroom 2**  
3.37m (11') x 3.33m (10'11")

**Bedroom 3**  
2.15m (7') x 1.95m (6'5")

**Bathroom**

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 31<sup>st</sup> Jan 26

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Services connected: Gas, Electric, Drainage, Water

Council tax band: B

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

