



**Birchfields Road,  
Willenhall, WV12 4PH**

**£340,000**



**\*\*LARGE EXTENDED FOUR BEDROOM HOME ON POPULAR ROAD WITH ENSUITE TO MASTER BEDROOMS\*\*** Sitting room, extended lounge, fitted kitchen/diner, conservatory, gym and sauna, workshop, four good size bedrooms with office/study room, fully double glazed and central heating, close to local amenities and schools off road parking and garage.

**Description** Situated in a popular and much requested location on Birchfields Road in Willenhall this heavily extended semi detached home offers a spacious lounge and sitting room with large kitchen/diner, conservatory, gym and garage which can only be appreciated by a full internal inspection. Being extremely well presented throughout and including gas radiator central heating and uPVC double glazed windows the property briefly comprises of:-

**Porch:** having door leading to;

**Entrance Hall:** having stairs leading to the first floor level, radiator, tiled floor, doors leading off to various rooms

**Downstairs W.C.:** having low flush W.C., vanity wash hand basin, heated towel rail

**Reception Room One:** 13' 2" into bay x 11' 4" (4.01m x 3.45m) having double glazed bay window to the front, radiator

**Reception Room Two:** 22' 0" x 10' 11" max (6.70m x 3.32m) having double glazed sliding door leading to conservatory, two radiators, gas fire with feature surround

**Kitchen Diner:** 12' 11" x 18' 7" (3.93m x 5.66m) having a range of matching fitted wall and base cupboard units with work surfaces over, built in electric double oven, gas hob with extractor fan above, plumbing for dishwasher, single drainer sink unit, double glazed window to the rear, sliding door to the side, tiled floor, door to garage

**Conservatory:** 23' 4" x 7' 8" (7.11m x 2.34m) having double glazed window to the rear, double doors leading to the rear garden, sliding door leading to;

**Gym:** 10' 8" x 10' 1" (3.25m x 3.07m) having door leading to;

**Sauna:** 3' 4" x 3' 4" (1.02m x 1.02m)

#### On The First Floor

**Landing:** having stairs leading to the second floor level, radiator, double glazed window to the front, doors off to;

**Bedroom Two:** 13' 11" into bay x 8' 8" to wardrobes (4.24m x 2.64m) having double glazed bay window to the front, radiator, built in wardrobe

**Bedroom Three:** 12' 5" x 9' 0" to wardrobe (3.78m x 2.74m) having double glazed window to the rear, radiator, built in wardrobe

**Bedroom Four:** 12' 5" max x 5' 7" max (3.78m x 1.70m) having double glazed window to the front, radiator, door to;

**Study Room:** 8' 10" x 5' 6" (2.69m x 1.68m) having double glazed window to the rear, radiator

**Bathroom:** having a suite comprising corner bath, separate walk in shower cubicle, low flush W.C., pedestal wash hand basin, heated towel rail, double glazed window to the rear, part tiled walls

#### On The Second Floor







**Master Bedroom** 16' 0" x 10' 2" (4.87m x 3.10m) having double glazed window to the rear, Velux style window to the front, radiator, door to;

**Ensuite Shower Room:** having shower cubicle, wash hand basin, vanity W.C., bidet, radiator, part tiled walls and floor, double glazed window to the rear

**Garage:** 17' 7" x 7' 2" (5.36m x 2.18m) having up and over door to the front, power and light points, plumbing for washing machine

**Outside:** having block paved driveway to the front providing ample off road parking. The large rear garden is laid to lawn with decked patio areas, block paved patio area and access to a workshop

**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

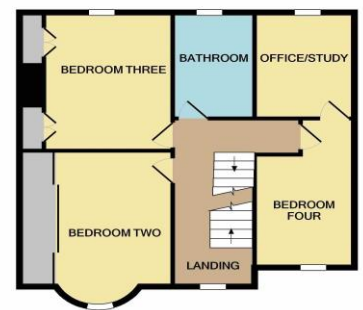
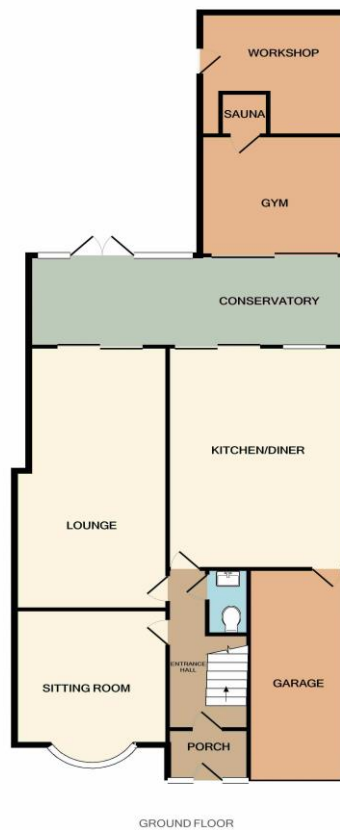
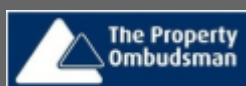




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	