



Pembroke Close Willenhall WV12 5SJ

for sale offers in the region of
£260,000



Property Description

OFFERING NO UPWARD CHAIN & SECLUDED CUL-DE-SAC POSITION WITH THE ESTATE.

A spacious three bedroom semi detached home on a generous plot being the ideal first time purchase or growing family. The property offers extension potential STPP.

This property offers entrance hallway, a door leading into the lounge and archway to the dining room. The fitted kitchen is to the rear of the property with a door leading to the garden. Upstairs offers a landing with loft access and three bedrooms and a recently modernised shower room. Outside offers generous grounds to rear side and front. Front offers a lawn area borders and shrubs and driveway for numerous vehicles. Gated side access leading to the generous rear garden, offering patio, lawn and shrubs.

Entrance Hall

Double glazed door to front, doors to various rooms, central heating radiator, stairs to first floor landing, fuse box with electric and gas meters.

Lounge

13' 6" x 11' 3" (4.11m x 3.43m)

Double glazed window to front, feature fireplace with gas fire (currently not working), central heating radiator, arch to dining area.

Dining Area

8' x 7' 10" (2.44m x 2.39m)

Double glazed window to rear, central heating radiator.

Kitchen

8' 4" x 9' 5" (2.54m x 2.87m)

A range of wall and base units, work surfaces, sink and drainer, gas hob, electric oven, washing machine, dishwasher & fridge freezer, complementary tiling, double glazed window to side and rear, double glazed door to side leading to rear garden.

First Floor Landing

Double glazed window to side, doors to various rooms, loft access.

Bedroom One

10' 7" x 13' 11" (3.23m x 4.24m)

Double glazed window to front, central heating radiator.

Bedroom Two

10' 6" x 10' 1" (3.20m x 3.07m)

Double glazed window to rear, central heating radiator.

Bedroom Three

6' 11" x 7' 6" (2.11m x 2.29m)

Double glazed window to front, central heating radiator.

Shower Room

Double glazed window to rear, shower cubicle, wash hand basin, low flush wc, central heating radiator, complementary tiling, airing cupboard housing central heating boiler.

Outside Front

Lawned area, borders and shrubs, generous driveway, wrought iron gates to side leading to rear garden.

Outside Rear

Generous rear garden, lawned area, borders and shrubs, patio, gated side access, storage shed and tap.

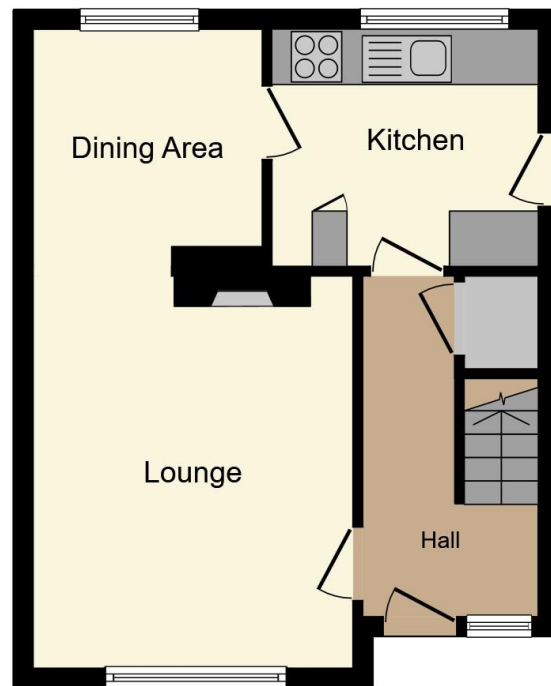
Agents Note

The Vendor has made us aware that the windows were installed in 2022, boiler was installed in 2014 and loft was insulated in 2008. Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

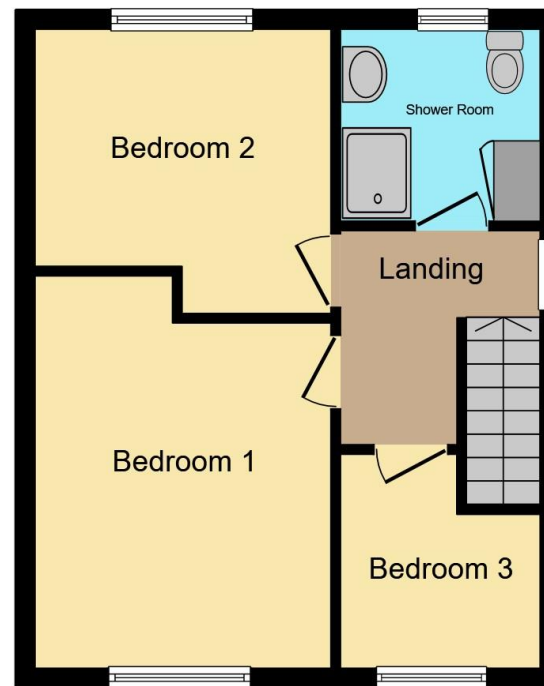








Ground Floor



First Floor

Total floor area 74.4 m² (801 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336049



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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