



Waite Road,
Willenhall WV9





'Elegantly decorated semi-detached residence, extended to suit the requirements of modern family living.'

Featuring driveway parking for vehicles, a grand dining room and designer kitchen, the property is finished to an exceptional standard.

The residence briefly comprises entrance hallway, living room, dining area, kitchen, upstairs landing, three bedrooms, family bathroom plus front & rear gardens.'



Entrance Hallway

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Upon entering the property, you are welcomed in to a neat, modern hallway that sets the tone for the rest of the property. Lightly coloured laminate flooring, neutral pastel tones and ornate radiator housing are aesthetically delightful.

Living Room

.....

3.9m x 3.9m (12'9 x 12'9)

Accessed via doorway from the entrance hallway, the living room is situated to the front of the property. Large bay windows allow for plenty of sunlight while the gas fireplace with feature marble hearth and ceramic pebble-effect coals is a stylish touch.

Dining Area

.....

4.8m x 3.2m (15'10 x 10'5)

Generous in size, the dining area has tiled flooring that sweeps through to the kitchen. Additional storage is granted via an under-stairs cupboard, maintaining the immaculate appearance of the room.

Kitchen

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4.6m x 2.1m (15'1 x 6'10)

Situated to the rear of the property, the kitchen is both smart and spotless. With large glazed windows and a half-glazed door to the rear patio area, the room is light with a pleasant ambience. The sleek, modern approach continues with roll-top easy clean work surfaces with wood finish, floor and wall mounted storage units, one and a half bowl sink & drainer, decorative radiator surround and downward spot lighting. Practicality is addressed by way of plumbing for a dishwasher and washing machine, space for a cooker and space for a fridge freezer.

First Floor Landing

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Accessed via staircase from the entrance hallway, the landing provides access to the three bedrooms and family bathroom.

Master Bedroom

.....

3.1m x 3.9m (10'2 x 12'10)

Located to the front of the residence, the master bedroom benefits from a spacious layout granted by the bay windows and considerable ceiling height.

Bedroom 2

.....

2.6m x 3.2m (8'6 x 10'5)

With a glazed window overlooking the rear garden, bedroom 2 is of a generous size accentuated by a carpeted floor and neutral finish.

Bedroom 3

.....

2.1m x 2m (6'11 x 6'7)

Currently used as a study, bedroom 3 is ideal for single occupancy, or as additional adaptable space.





Family Bathroom

.....
2.3m x 1.6m (7'6 x 5'2)

The upscale bathroom's fresh appearance emanates from the tiled flooring, partially tiled walls, matching feature tiling and downward spot lighting.

Front Garden

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The front of the property is pleasant in appearance, whilst also being maintenance-free courtesy of the decorative stones, wood chip borders and log roll. Access to the rear of the property is granted via side gate whilst off-road parking for two vehicles is a further useful addition.

Rear Garden

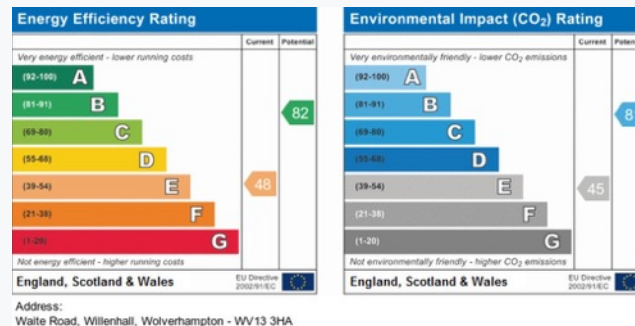
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Ample rear garden area is enclosed by panel fencing, featuring a lush lawn, wooden decking and generous patio area with brick BBQ for outdoor entertaining.

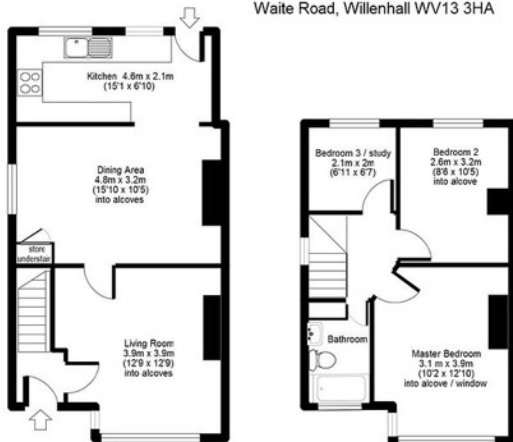
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Freehold - to be verified through the Surveyor or Solicitor of all interested parties.

£122,500



Waite Road, Willenhall WV13 3HA



APPROX GROSS INTERNAL FLOOR AREA: 75 sq. m / 805 sq. ft

This floor plan is to illustrate the relative positions of the rooms within the property. All dimensions are approximate and should not be relied upon. Not to scale.



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