

Rees Page



3 Acre Rise, Willenhall, WV12 4SL

Situated within a pleasant cul-de-sac on a popular residential estate, this two bedroom semi-detached bungalow residence is deceptive and commands viewing.

In brief, the property consists of garage, hallway, two bedrooms, living room, modern kitchen, shower room, and a sunroom, also benefitting from radiator central heating and uPVC double glazing (both where specified), small fore garden and driveway, and a rear garden.

With no upwards chain and offers invited for consideration, viewing is highly recommended.

Offers Around

£220,000



Entrance

Is made via the garage to a uPVC double-glazed door and opening into

Hallway

With a ceiling light, radiator, loft hatch (with pull down ladder) and doors into

Shower Room

7' 1" x 5' 5" (2.16m x 1.65m)

With a walk-in shower cubicle, airing cupboard, vanity unit with washbasin, WC, storage, panelled walls, radiator, tiled floor, ceiling light, and an extractor fan.



Bedroom One

12' 0" x 9' 9" (3.66m x 2.97m)

With a double-glazed front window, ceiling light, coving, TV point, and a radiator.



Bedroom Two

10' 0" max x 8' 2" max (3.05m x 2.49m)

With a double-glazed front window, ceiling light, coving and a radiator.

Living Room

17' 11" x 10' 10" min (5.46m x 3.30m)

Having a double-glazed rear internal window, ceiling and wall lights, coving, radiator, gas fire, TV point, and door into



Kitchen

Having a range of fitted wall and base units, roll edge work surfaces, tiled splashbacks, inset sink and drainer, integrated electric oven and gas hob, extractor canopy, plumbing for a washing machine, two ceiling lights, radiator, double-glazed rear window and a door into

Sunroom

11' 10" x 7' 8" (3.61m x 2.34m)

With a wall light, radiator, TV point, and double-glazed patio doors to the rear garden.

Garage

With double doors to the front, strip light, cold water tap, meters, door to hallway, plus double-glazed door and window to the rear garden.

OUTSIDE

To the fore is a low maintenance garden of gravel and crete-paved driveway.

To the rear is a westerly facing enclosed garden, mostly slabbed, plus dilapidated timber shed.

Location

The property is set within a cul-de-sac in the popular residential estate of Pool Hayes, convenient for a range of surrounding local amenities. For SATNAV and Maps please use the postcode WV12 4SL.

NB

The property forms part of an Estate. There is no upwards chain, and probate has been applied for.

Fixtures and fittings such as curtains, carpets and light fittings will remain in situ as seen.

Offers are invited for consideration.

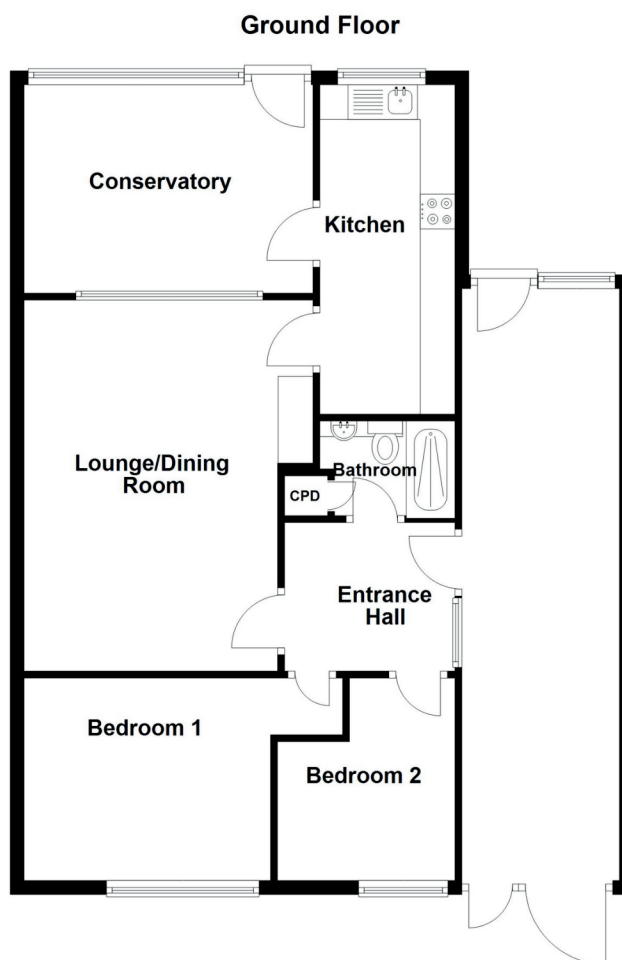
Council Tax: Walsall Council Band C

Tenure: Freehold

Energy Performance Rating: C



Total Floor Area = 48 square metres



The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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