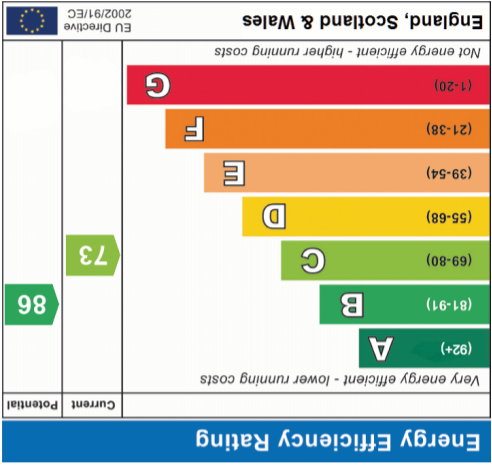
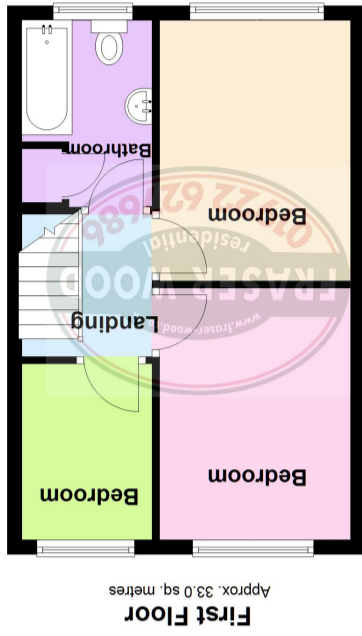
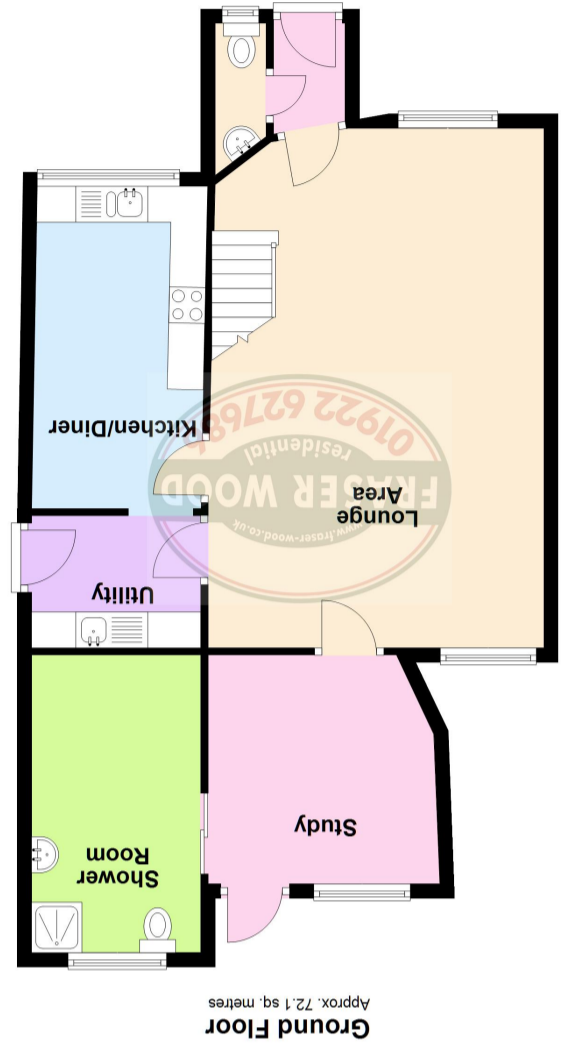


NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

73, Honeybourne Way, Willenhall



73 Honeybourne Way, Willenhall, WV13 1HN

OFFERS REGION £285,000



73 HONEYBOURNE WAY, WILLENHALL

This extended semi-detached house is conveniently situated in this popular residential area, being well served by all amenities including public transport services to neighbouring areas, schools for children of all ages and local shopping facilities.

The accommodation has been extended and offers a wealth of opportunities. The fourth bedroom and utility can be sectioned off to create a small 1 bedroom annex for an extra income. The fourth bedroom has side access and could alternatively be used for any home based business ventures or home office.

It briefly comprises the following: - (all measurements approximate)

RECEPTION HALL

having entrance door, ceiling light point and tiled flooring.

GUEST CLOAKROOM

having low flush w.c., wash hand basin, tiled splash back surrounds, ceiling light point, central heating radiator, tiled floor and UPVC double glazed window to front.

LOUNGE

7.22m x 4.65m maximum (23' 8" x 15' 3") having UPVC double glazed window to front, two ceiling light points, two central heating radiators, coved cornices, feature fireplace surround with fitted gas fire, under stairs store cupboard and stairs off to first floor.

FITTED KITCHEN

4.79m x 2.38m (15' 9" x 7' 10") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with four-ring gas hob and extractor hood over, appliance space, tiled floor, ceiling light point, central heating radiator, UPVC double glazed window to front and UPVC door to side.



UTILITY ROOM

2.49m x 1.66m (8' 2" x 5' 5") having inset stainless steel sink unit, base cupboards with roll top work surface, tiled splash back surrounds, ceiling light point, central heating radiator, four-ring gas hob and extractor hood over, plumbing for automatic washing machine, tiled floor and UPVC double glazed window and door to side.

BEDROOM NO 4

3.30m x 2.94m (10' 10" x 9' 8") having UPVC double glazed window to rear, ceiling light point, central heating radiator and UPVC double glazed door to rear garden.

WET ROOM

having walk-in shower, wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator and UPVC double glazed window to rear.

FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point and central heating radiator.

BEDROOM NO 1

3.65m x 2.67m (12' 0" x 8' 9") having UPVC double glazed window to front, ceiling light point and central heating radiator.

BEDROOM NO 2

2.94m to front of wardrobes x 2.69m (9' 8" x 8' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator and built-in mirrored wardrobes.

BEDROOM NO 3

2.28m x 2.02m (7' 6" x 6' 8") having UPVC double glazed window to rear, ceiling light point and central heating radiator.



BATHROOM

having coloured suite comprising panelled bath with fitted shower unit, wash hand basin with vanity unit under, low flush w.c., tiled splash back surrounds, pin spot lighting, central heating radiator, airing cupboard housing the central heating boiler and UPVC double glazed window to front.

OUTSIDE

DRIVEWAY

providing off-road parking facilities for two/three vehicles.

ENCLOSED REAR GARDEN

with timber and walled surrounds, paved patio area, lawn, timber garden shed and side access gate.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band C with Walsall Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/06/03/24

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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