



**3 Bed
House - End Terrace
located in**


REDSTONES
The Property Experts

Yale Road
Willenhall
WV13 2JR



£255,000

A well presented three bedroom family home on a decent size plot in a sought after location. The spacious accommodation comprises of an entrance hall, lounge, kitchen diner, conservatory and WC. On the first floor are three bedrooms and family bathroom. The property benefits from UPVC double glazing, gas central heating, front and rear gardens, driveway with separate garage. and having good transport links.

Hall

UPVC double glazed door, wood effect laminate flooring, radiator, doors off.

WC

UPVC frosted double glazed window to front, tiled flooring, radiator, WC, corner wash hand basin.

Lounge

14'5" x 12'1"

UPVC double glazed window to front, wood effect laminate flooring, radiators, single glazed doors to kitchen diner.

Kitchen Diner

3.8 x 3.2

UPVC double glazed window and door to rear, tiled flooring, various wall units, splash back tiling, worksurface with cupboards under, inset sink, two integrated ovens, steam oven, microwave, fridge freezer, dishwasher, washer dryer. Island with storage and fitted five burner gas hob with extractor over, cupboard with new combi boiler, under stairs storage, arch to conservatory.

Conservatory

8'10" x 7'10"

Tiled flooring, UPVC double glazed doors to rear garden.

Stairs / Landing

UPVC double glazed window to side, carpet, cupboard, doors off.

Bedroom One

11'1" x 8'10"

UPVC double glazed window to rear, wood effect laminate flooring, radiator, built in wardrobes.

Bedroom Two

11'9" x 7'10"

UPVC double glazed window to front, wood effect laminate flooring, radiator.

Bedroom Three

6'2" x 6'2"

UPVC double glazed window to front, wood effect laminate flooring, radiator.

Bathroom

6'2" x 6'2"

UPVC frosted double glazed window to rear, tiled flooring with under floor heating, part tiled walls, WC, pedestal wash hand basin, jacuzzi bath.

Outside

Enclosed rear garden mostly laid to lawn with gated access to front with driveway offering parking for two cars and access to separate garage.

Garage

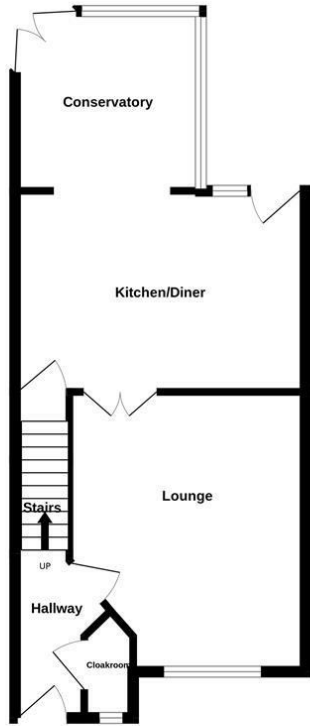
17'8" x 9'6"



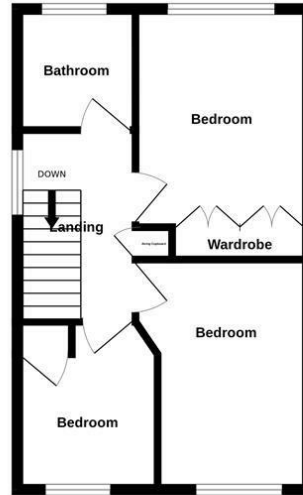




Ground Floor



1st Floor



29 Yale Road Wv13 2jr

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metaspix ©2023

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Rating	Score
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Current Rating	Potential Rating
66	81

DIRECTIONS

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