



**£240,000**  
**4 Bed House - Semi-Detached**  
**located in Stroud Avenue**

  
**REDSTONES**  
The Property Experts

# Stroud Avenue Willenhall WV12 4DH



£240,000

A modern three storey, four bedroom semi detached home.

The accommodation comprises of a hallway, lounge, kitchen diner, ground floor WC, four bedrooms, family bathroom and two en-suites. The property benefits from UPVC double glazed windows, central heating, driveway and enclosed rear garden. Energy rating B.

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## Hallway

Door to front, wood effect laminate flooring, stairs off, door off.

## Lounge

17'8" x 12'5"

UPVC double glazed window to front, carpet, radiator, cupboard.

## Kitchen Diner

15'5" x 7'10"

UPVC Double glazed window and French doors to rear, tiled floor, range of wall and base units with various integrated appliances, sink, Vaillant boiler,

## WC

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

## Stairs / First Floor Landing

Carpet, cupboard with water cylinder, doors off.

## Bedroom Two

9'10" x 8'10"

UPVC double glazed window to front, carpet, radiator, door to en-suite.

## En-suite

UPVC frosted double glazed window to front, tiled floor, chrome towel radiator, WC, vanity wash hand basin, shower cubicle.

## Bedroom Three

9'6" x 8'6"

UPVC double glazed window to rear, carpet, radiator.

## Bedroom Four

8'10" x 6'2"

UPVC double glazed window to rear, carpet, radiator.

## Bathroom

5'6" x 5'2"

UPVC frosted double glazed window to side, tiled floor, chrome towel radiator, WC, pedestal wash hand basin, bath with shower over.

## Stairs To Top Floor Bedroom One

Carpet, door to bedroom one.

## Bedroom One

16'0" x 11'9"

Skylight to rear, carpet, radiator, door to en-suite.

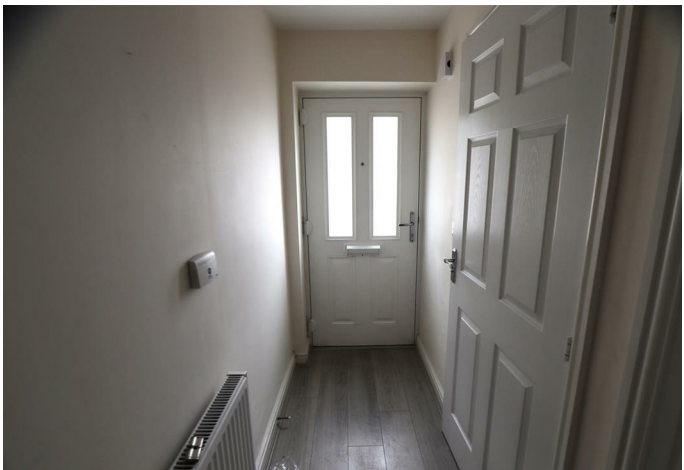
## En-suite

Skylight to rear, tiled floor, chrome towel radiator, WC, vanity wash hand basin, shower cubicle.

## Outside

Driveway to side with gated access to enclosed rear garden with lawn, patio, and decking area.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## DIRECTIONS

## CONTACT

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