



**104 YALE ROAD**  
**WILLENHALL, WV13 2JN**

**OFFERS IN EXCESS OF £385,000**  
**FREEHOLD**

Extremely well presented modern detached home situated in a popular location close to a range of amenities including schools, shops and travel links to Willenhall, Bilston Town and Wolverhampton City Centre. Well appointed throughout, the property has been well maintained and improved by the current owners and has spacious accommodation featuring entrance hall, separate living and sitting rooms, re-fitted dining kitchen, guest cloakroom, four bedrooms with ensuite to master, family bathroom, integral garage and a pleasant rear garden. A driveway provides ample off road parking.



# 104 YALE ROAD

- Extremely Popular Location
- Four Bedroom Detached Home
- Offers Modern Family Living
- Well Appointed Throughout
- Master Bedroom With Ensuite
- Off Road Parking For Multiple Vehicles
- Enclosed Rear garden
- Separate Living & Sitting Rooms



## APPROACH

The property is approached via a driveway providing off road parking.

## ENTRANCE HALL

Radiator and doors to the living room, sitting room, dining kitchen, garage and guest cloakroom.

## LIVING ROOM

Double glazed bay window to the rear with double doors opening out to the rear garden and radiator.

## SITTING ROOM

Double glazed bay window to the front and radiator.

## RE-FITTED DINING KITCHEN

Double glazed window to the rear, tiled floor, part tiled walls and a range of fitted wall, drawer and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Integrated appliances include a built in electric oven, 4 ring gas hob, microwave, fridge, freezer and a dishwasher. A part glaze door provides access to the rear.

## GUEST CLOAKROOM

Double glazed obscure window to the front, radiator, wash hand basin with vanity unit beneath and low level w.c.

## FIRST FLOOR LANDING

Built in airing cupboard, loft access hatch and doors to:

## MASTER BEDROOM

Three double glazed windows to the front, radiator, built in wardrobes and door to the ensuite shower

room.

## ENSUITE SHOWER ROOM

Double glazed obscure window to the front, radiator, part tiled walls and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and corner shower enclosure.

## BEDROOM TWO

Double glazed window to the rear and radiator.

## BEDROOM THREE

Double glazed window to the rear and radiator.

## BEDROOM FOUR

Double glazed window to the rear and radiator.

## FAMILY BATHROOM

Double glazed obscure window to the side, part tiled walls, ceiling down lighters and suite comprising pedestal wash hand basin, close coupled w.c and corner bath.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area and lawn beyond.

## GARAGE

Up and over door to the front, power points and lighting.

## COUNCIL TAX

Walsall Council - Tax Band D

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## TENURE Freehold

The property is freehold.

## BROADBAND

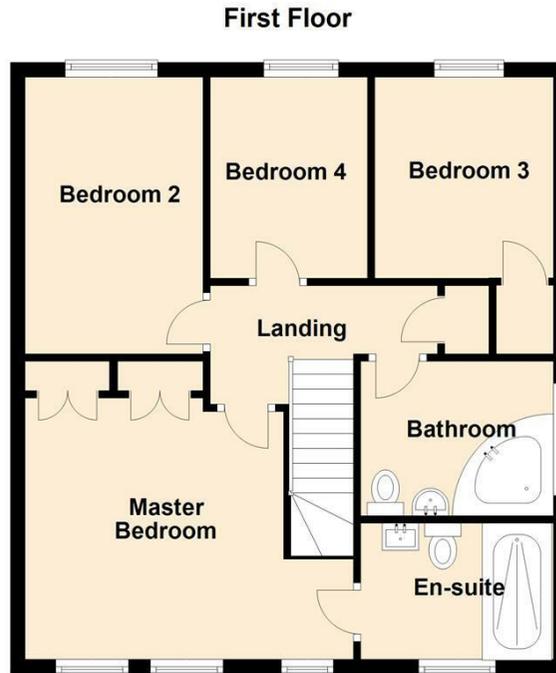
Ofcom checker shows Standard, Superfast & Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

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| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            | <b>86</b>               |
| (69-80) <b>C</b>                            | <b>71</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 |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements