

**Barmouth Close, Willenhall, WV12 5SH**  
**Offers In The Region Of £325,000**  
**Council Tax Band: C**



We're delighted to present this beautiful modern 3 bedroom detached property located in New Invention, close to local amenities, the property boasts a spacious layout that is perfect for young families.

Upon entering, you are greeted by a layout featuring a generous sized lounge area with a log burner, followed by an open dining area alongside a modern kitchen, after the kitchen you'll find a downstairs WC and utility room.

Upstairs you'll find 3 good sized bedrooms and an upstairs bathroom with a walk-in shower.

Outside, the large driveway provides convenient off-road parking, while the private rear garden presents a wonderful opportunity for outdoor enjoyment.

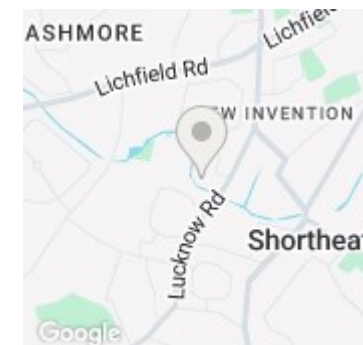
EPC Rating and Floorplans with measurements are coming soon.

Must see in person! Call to book in a viewing now!

Council Tax Band - C



**Open House Bloxwich**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	75
(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	