



John Riley Drive,
Willenhall, WV12 5AS

SKITTS
ESTATE AGENTS

Accommodation description

****A THREE BEDROOM SEMI-DETACHED HOUSE**** situated on corner plot in a cul-de-sac location. No chain. In need of modernisation. Benefits from double glazing. Comprises of porch, entrance hall, lounge, kitchen, three bedrooms, bathroom, side and rear gardens, driveway and garage. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are pleased to offer this three bedroom semi-detached house offering no upward chain. In need of modernisation and benefits from double glazing. Briefly offers the following accommodation:-

Entrance Porch: 8' 5" x 7' 6" (2.56m x 2.28m) having uPVC double glazed windows and door to the front

Entrance Hall: having uPVC double glazed French style doors, economy 7 heater, stairs leading to the first floor level, under stairs storage cupboard

Lounge: 15' 0" x 10' 10" (4.56m x 3.29m) having double glazed windows and door to the rear, fireplace with electric fire

Kitchen: 11' 1" x 7' 8" (3.38m x 2.34m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, space for gas cooker, plumbing for washing machine, pantry, uPVC double glazed window to the rear, double glazed door to the side

On The First Floor

Landing: having obscure double glazed window to the side, access to loft storage area, airing cupboard, doors leading off to:

Bedroom One: 13' 8" x 11' 11" (4.17m x 3.62m) having double glazed window to the front, built in double wardrobe

Bedroom Two: 11' 10" x 8' 11" (3.61m x 2.72m) having double glazed window to the rear, built in wardrobes

Bedroom Three: 8' 1" x 6' 1" (2.47m x 1.85m) having double glazed window to the front

Bathroom: 6' 11" x 5' 5" (2.11m x 1.65m) having suite comprising panelled bath, pedestal wash hand basin, W.C., part tiled walls, obscure double glazed window to the rear

Outside: having block paved garden to the rear with raised flower borders, shed, covered side access, outside tap, security light and being fenced to all sides

Single Garage: 15' 8" x 8' 1" (4.78m x 2.46m) having remote control shutter door, meters, light, power points and door leading to the hall



General information

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: B

EPC RATING: F

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

VIEWING: By way of prior appointment with Skitts Estate Agents Skitts - Willenhall Tel: 01902 631151 Email: willenhall@skitts.net

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MARKET APPRAISAL: We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

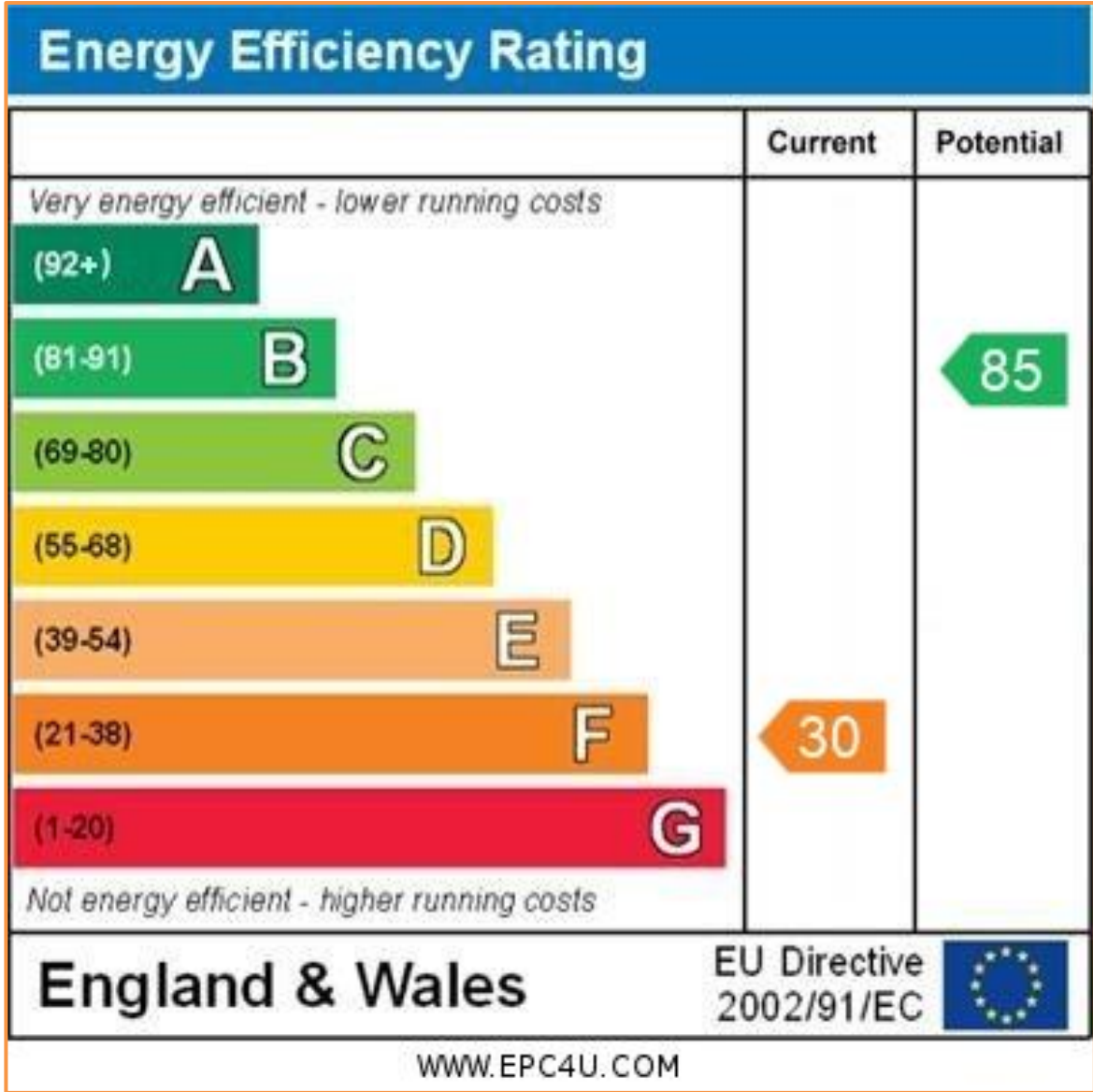
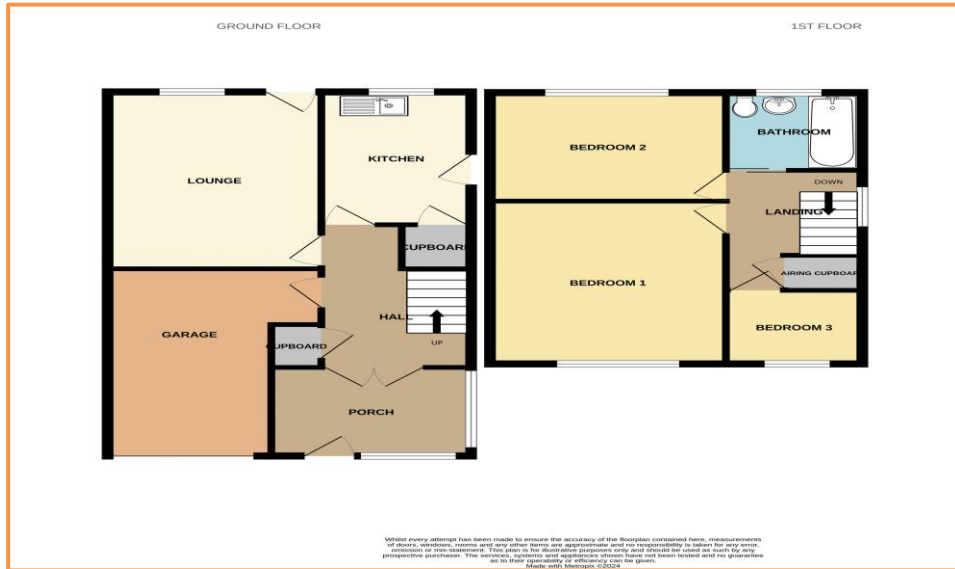
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers in Excess of £200,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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