



**Griffiths Drive, Wednesfield**  
Wolverhampton, WV11 2LQ

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**Offered with no upward chain - This property has two double bedrooms, bathroom and spacious lounge/diner plus kitchen and utility room. Outside is a well maintained and enclosed rear garden, mainly laid to lawn, and to the front is a driveway with gated frontage. There is an assortment of good local schools and nurseries nearby plus bus route to surrounding areas.**

**Entrance Porch:** having double glazed door to the front, double glazed windows to the side and front, single glazed door leading to:

**Entrance Hall:** having stairs leading to the first floor level, under stairs storage cupboard, radiator

**Lounge:** 20' 3" x 10' 11" into alcove (6.16m x 3.34m) having double glazed patio doors leading to the rear garden, fireplace with gas fire, two wall light points

**Kitchen:** 9' 5" x 7' 7" (2.87m x 2.30m) having a range of fitted wall and base level units, inset sink and drainer unit,

space for cooker, wall mounted "Worcester" central heating boiler, radiator, double glazed window to the rear, door leading to pantry and to:

**Utility Room:** 14' 7" x 5' 6" (4.44m x 1.68m) having plumbing for washing machine, space for refrigerator/freezer, double glazed window to the rear, single glazed doors leading to the garden and to the front

### On The First Floor

**Landing:** having double glazed window to the side, radiator, doors leading to:

**Bedroom One:** 14' 0" x 10' 6" (4.26m x 3.19m) having double glazed window to the front, radiator, built in storage

**Bedroom Two:** 11' 1" x 9' 7" (3.37m x 2.91m) having double glazed window to the rear, radiator

**Bathroom:** having suite comprising bath with electric shower over and screen, wash hand basin, W.C., part tiling, chrome effect radiator, double glazed window to the rear

**Outside:** having enclosed fenced garden to the rear with patio and pathway with lawn to side and gravelled area, shed. Brick built outbuilding behind front gate



# 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: D**

**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.

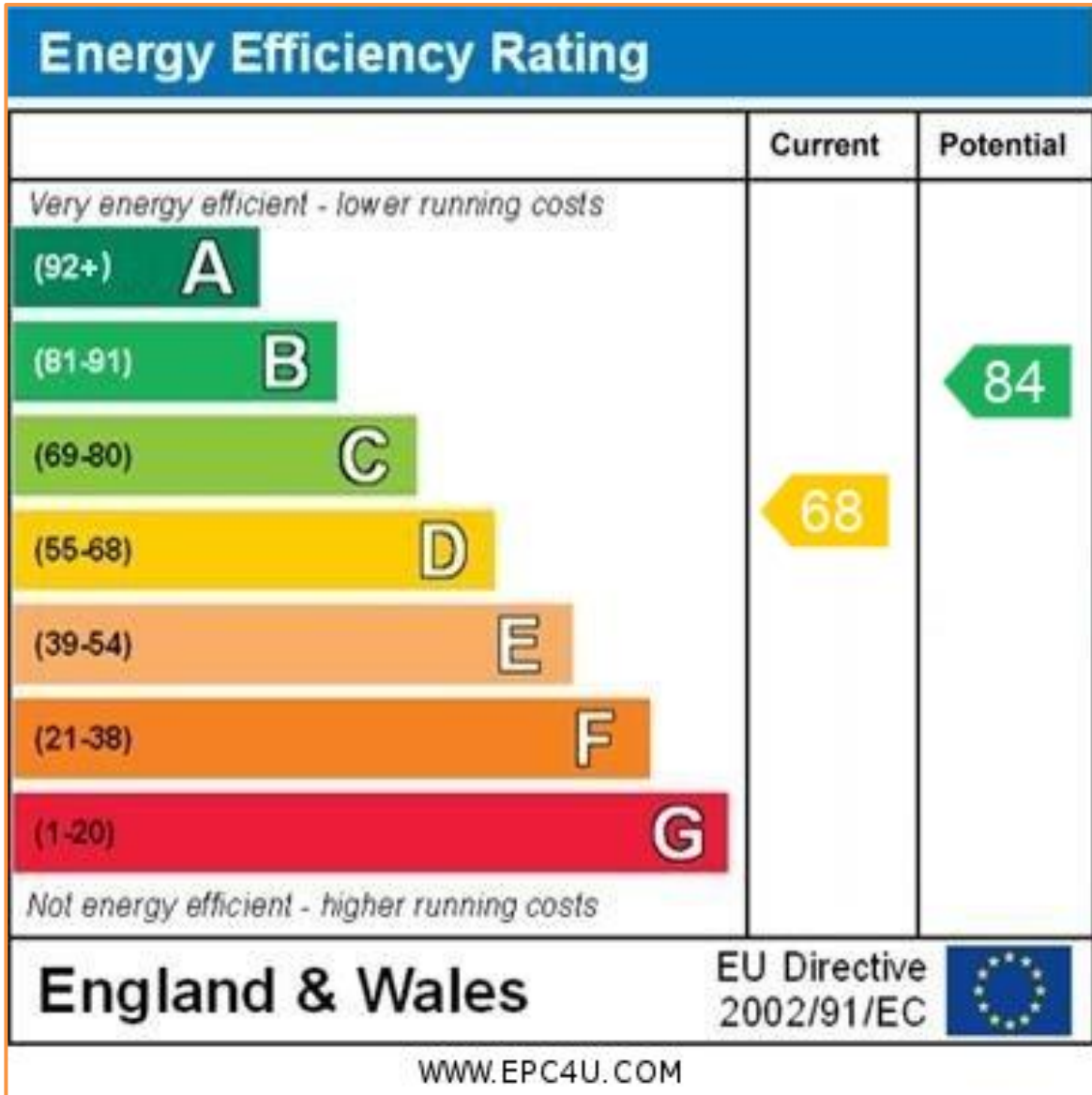
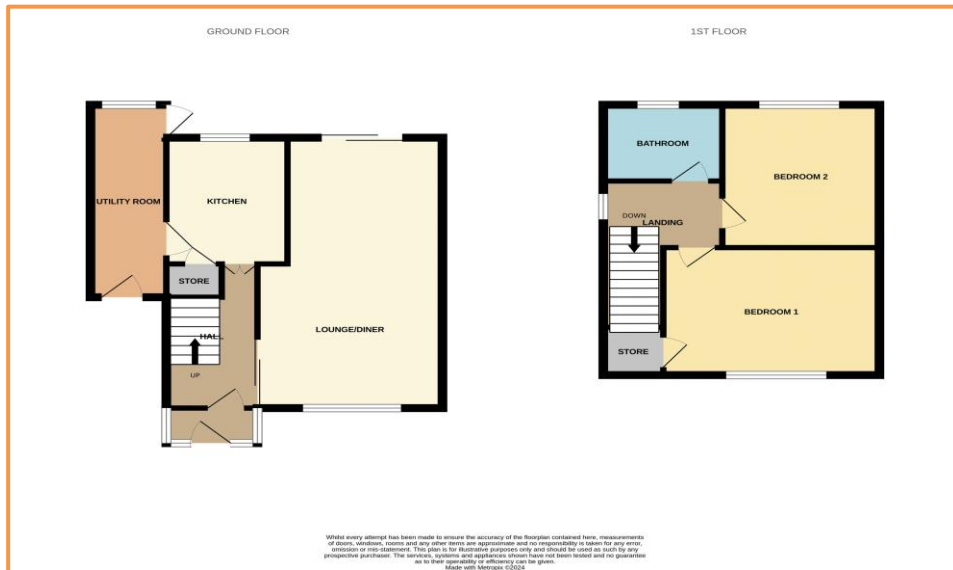
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



£180,000

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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