



Connells

Ragley Drive
Willenhall



Property Description

Connells Wolverhampton have the delight to bring to the market this well laid out and detached two bedroom property situated in a cul-de-sac location. Internally the property has a good layout and must be viewed in order to appreciate.

The property comprises of entrance hall, lounge, modern fitted kitchen diner with breakfast bar area, two bedrooms and shower room. To the front of property there a driveway and hard standing area which may be suitable for additional off road parking, side gated access leading to a large low maintained decked rear garden and 23ft wide timber outbuilding.

The Location & Area

Situated in the popular Willenhall area which offers fantastic commuting access to the Black Country Route and the adjoining M6 and M54 motorways. There is a wonderful selection of local shopping within Willenhall, Wednesfield, Wolverhampton, Walsall and Bentley Bridge shopping centres.

Entrance Hall

Double glazed door to front, stairs to first floor landing, door to lounge.

Lounge

13' 4" x 10' 6" (4.06m x 3.20m)
Double glazed bow window to front, central heating radiator, gas fire, door to kitchen, door to entrance hall.

Kitchen Diner

7' 9" x 13' 6" (2.36m x 4.11m)
Double glazed window to rear, a range of wall and base units, one and half stainless steel drainer sink, space for cooker, breakfast bar area, dining area, under stair storage cupboard, double glazed door to side, french doors to rear.

First Floor Landing

Doors to various rooms.

Bedroom One

10' 10" x 10' 6" (3.30m x 3.20m)

Two double glazed windows to front, fitted wardrobe, storage cupboard, door to first floor landing.

Bedroom Two

9' 2" x 7' 4" (2.79m x 2.24m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Shower Room

Double glazed window to rear, pedestal sink, low flush toilet, walk-in shower cubicle with mixer shower, door to first floor landing.

Outside Front

Driveway area and hard standing gravel area, side gated access.

Outside Rear

Large enclosed low maintenance rear garden with decking.

Timber Outbuilding

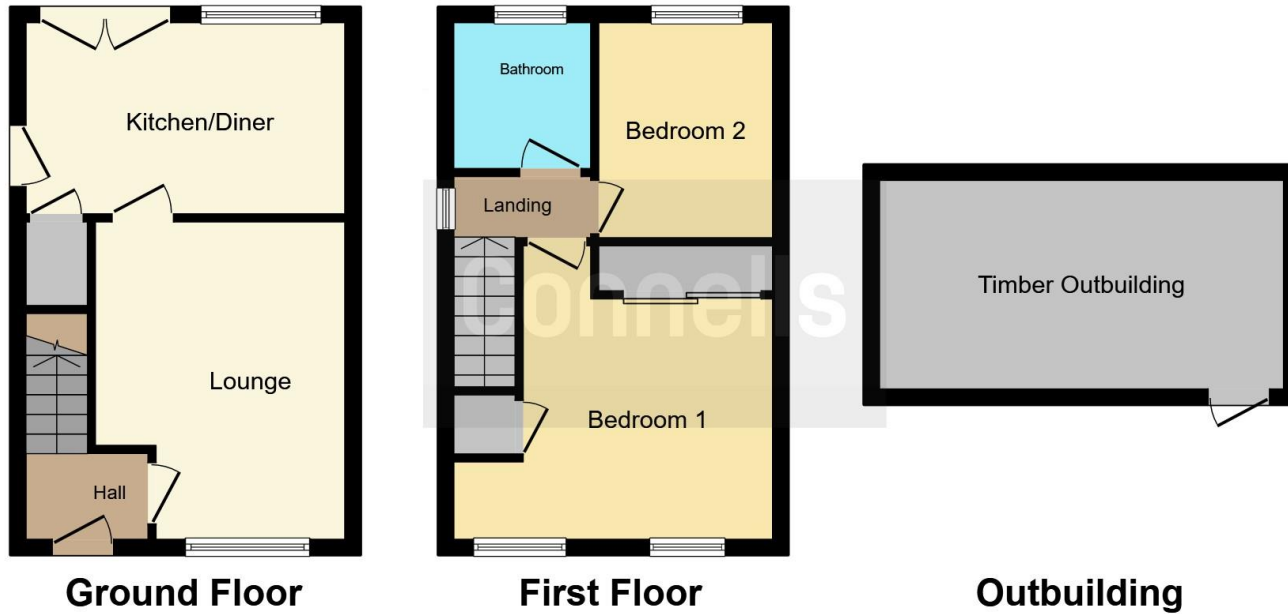
11' 8" x 23' 6" (3.56m x 7.16m)

Door to garden, power, light.

Agents Note

Please note the property is currently Leasehold and the Vendor is in the process of purchasing the Freehold before completion.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Awaited

view this property online connells.co.uk/Property/WVH329226

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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