



## 17 RILEY CRESCENT WOLVERHAMPTON, WV3 7DR

OFFERS IN THE REGION OF £275,000  
FREEHOLD

Extended four/five bedroom semi detached home in a highly sought after location offering wonderfully proportioned accommodation throughout. Set behind a driveway providing off road parking, the property features versatile accommodation including to the ground floor, a spacious bedroom/sitting room with bathroom off, living room, dining kitchen, and utility with w.c. To the first floor are four generous bedrooms and bathroom. The property is situated within mature surroundings and has a pleasant garden to the rear. Available with NO ONWARD CHAIN.





# 17 RILEY CRESCENT

- 360 TOUR • NO CHAIN • EXTENDED 4/5 BEDROOM HOME • HIGHLY SOUGHT AFTER LOCATION • DINING KITCHEN TO REAR • BATHROOMS TO BOTH FLOORS • DRIVEWAY • MATURE REAR GARDEN



## APPROACH

The property is approached via a driveway providing off road parking with an adjacent lawned garden. A gravelled area to the side offers potential to extend the driveway, and a gated side passage provides access to the rear garden.

## RECEPTION HALL

Radiator, staircase to the first floor landing.

## BEDROOM/SITTING ROOM

Windows to the front and side, radiator and doorway to the bathroom.

## GROUND FLOOR BATHROOM

Double glazed obscure window to the side, radiator, suite comprising panelled bath, low level w.c. and wash hand basin.

## LIVING ROOM

Window to the front, radiator.

## DINING KITCHEN

Window to the rear, radiator, a range of fitted wall, drawer and base units with roll edge work surfaces incorporating a stainless steel sink with drainer unit. Doorways to the utility and rear garden.

## UTILITY/W.C.

Window to the rear, close coupled w.c. wash hand basin.

## FIRST FLOOR LANDING

## BEDROOM ONE

Windows to the front and side, radiator, fitted wardrobes, pedestal wash hand basin and bidet.

## BEDROOM TWO

Window to the rear, radiator, pedestal wash hand basin, built-in wardrobe.

## BEDROOM THREE

Window to the front, radiator.

## BEDROOM FOUR

Window to the front, radiator.

## BATHROOM

Obscure window to the rear, radiator, suite comprising panelled bath, pedestal wash hand basin, bidet and low level w.c.

## REAR GARDEN

To the rear of the property is a pleasant and private, lawned garden with a variety of tree and shrub borders.

## TENURE

The property is understood to be Freehold. Any interested party should verify the tenure of the property with their legal representative.

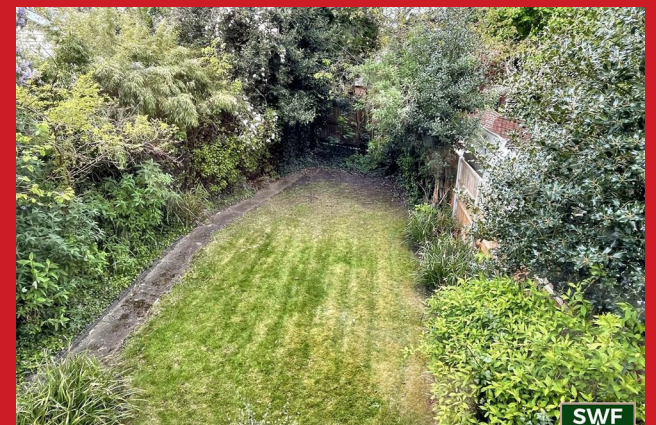
## SERVICES

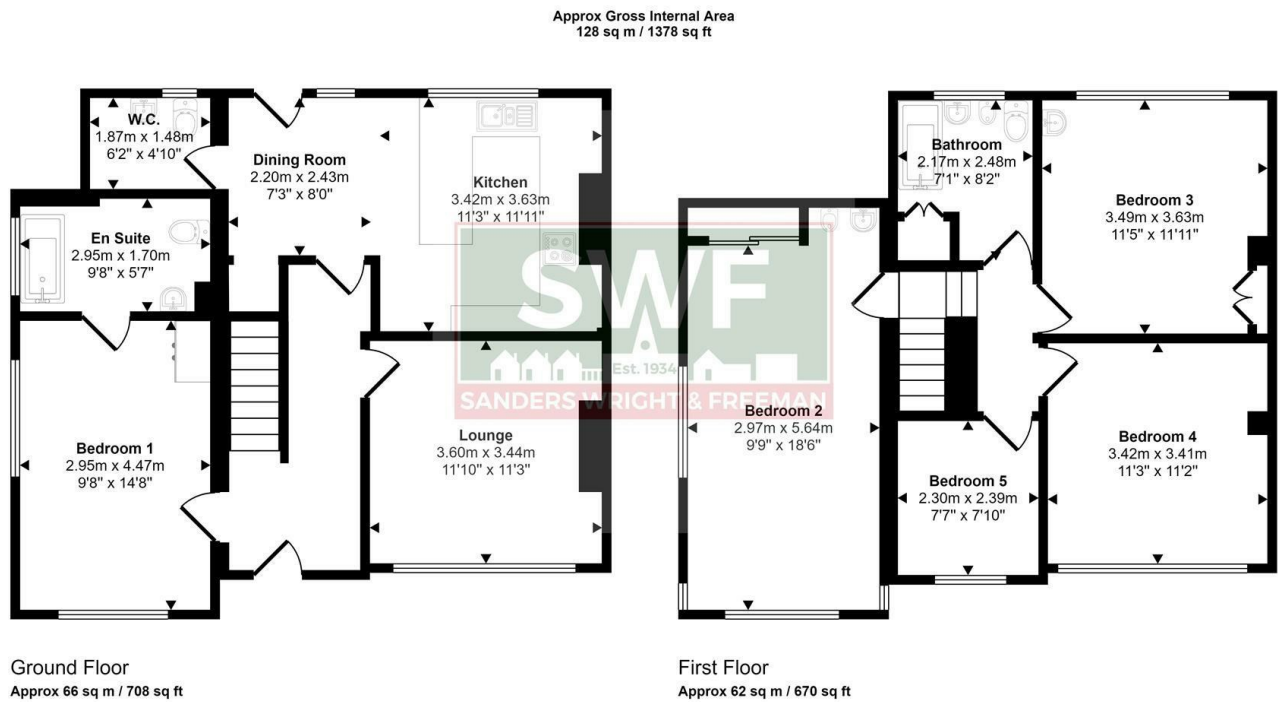
The agent understands that mains gas, electricity, water and drainage are available.

## COUNCIL TAX

Wolverhampton City Council - Tax Band C

# 17 RILEY CRESCENT





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales  
 13 Waterloo Road  
 Wolverhampton  
 West Midlands  
 WV1 4DJ

01902 575555  
 enquiries@swfestateagents.co.uk  
 www.swfestateagents.co.uk

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