



9 LEVEN DRIVE, WILLENHALL

WILLENHALL, WV12 5FD

OFFERS IN THE REGION OF £170,000
FREEHOLD

Modern two bedroom end of terrace requiring a scheme of internal modernisation. Available with NO ONWARD CHAIN the property is situated in a popular location with excellent commuter links nearby and is an ideal proposition for First Time Buyers and Investors alike. A driveway provides off road parking and the accommodation comprises entrance hall, lounge, dining kitchen, two bedrooms and wet room.



9 LEVEN DRIVE

- NO CHAIN • REQUIRES INTERNAL UPDATING • TWO BEDROOMS • DINING KITCHEN • DRIVEWAY • REAR GARDEN • EXCELLENT COMMUTER LINKS NEARBY



APPROACH

The property was approached via driveway providing off road parking with an adjacent lawned fore garden. A side gate leads to the rear garden.

LOUNGE

13'3" x 9'4" max

Double-glazed window to the front, radiator, wall mounted gas fire, archway to the dining kitchen.

DINING KITCHEN

12'5" x 9'3"

Double-glazed window and door to the rear, radiator, fitted wall, drawer and base units with work surfaces above incorporating a sink and drainer unit.

FIRST FLOOR LANDING

BEDROOM ONE

12'7" max, 9'5" min x 13'10" max, 4'7" min

Two double-glazed windows to the front, radiator.

BEDROOM TWO

9'3" x 6'0"

Double-glazed window to the rear, radiator.

WET ROOM

Double-glazed obscure window to the rear, low-level w.c, wash hand basin and shower area.

REAR GARDEN

To the rear of the property is a lawned garden. A side gate provides access to the driveway.

TENURE Freehold

The property is freehold.

SERVICES

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

COUNCIL TAX

Walsall Council - Tax Band B

BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

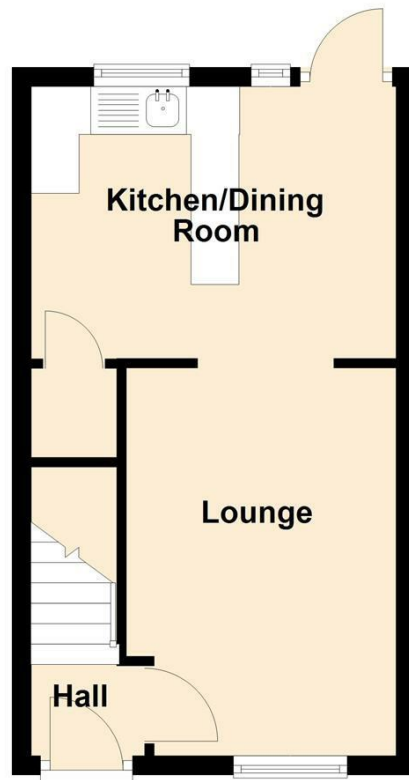
Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availability and speed

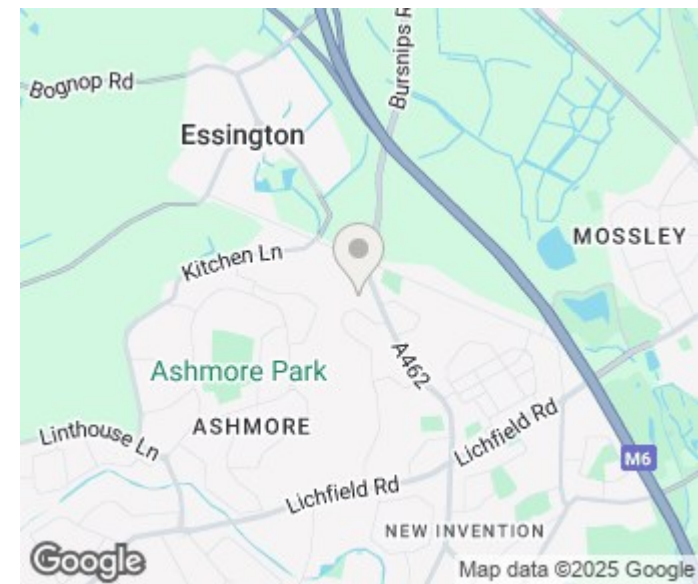
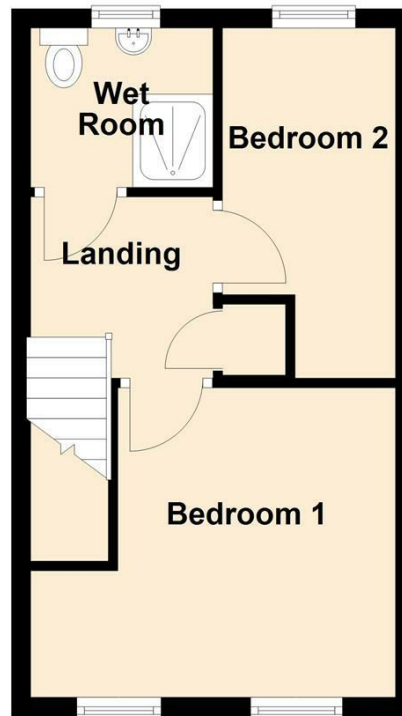
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Ground Floor



First Floor



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



Sanders, Wright & Freeman - Sales 01902 575555
 13 Waterloo Road enquiries@swfestateagents.co.uk
 Wolverhampton www.swfestateagents.co.uk
 West Midlands
 WV1 4DJ

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