



**Ravensbourne Grove,
Willenhall, WV13 1HX**

Offers Over £195,000



**** TWO BEDROOM SEMI-DETACHED HOME ** NO ONWARD CHAIN
** NEWLY FITTED BATHROOM ** IDEAL FOR FIRST TIME BUYERS **
ALLOCATED OFF-ROAD PARKING ** SOUGHT AFTER LOCATION ****
Situated in the popular residential area of Willenhall, this well-presented two-bedroom semi-detached home on Ravensbourne Grove offers an excellent opportunity for first-time buyers or investors alike. Ideally positioned close to local amenities, reputable schools, and convenient transport links, the property provides both comfort and practicality in a sought-after location. The ground floor comprises a welcoming entrance hall leading through to a spacious lounge, perfect for relaxing or entertaining, and a generous kitchen diner offering ample storage and dining space. To the first floor, there are two well-proportioned double bedrooms and a newly fitted modern bathroom, finished to a high standard. Externally, the property benefits from allocated parking to the rear, providing secure off-road parking. An ideal first home, this property combines modern living with everyday convenience and is ready to move straight into. Call SKITTS WILLENHALL to book a viewing.

Entrance Hall

Lounge 13' 11" x 10' 2" (4.24m x 3.11m)

Kitchen/Diner 8' 1" x 13' 5" (2.47m x 4.08m)

First Floor Landing

Bedroom One 12' 0" x 11' 5" (3.66m x 3.49m)

Bedroom Two 10' 0" x 7' 1" (3.06m x 2.15m)

Bathroom

BUYERS INFORMATION In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.





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: C

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.

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.

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 act 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.

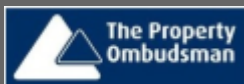




9 New Road
Willenhall
WV13 2BG

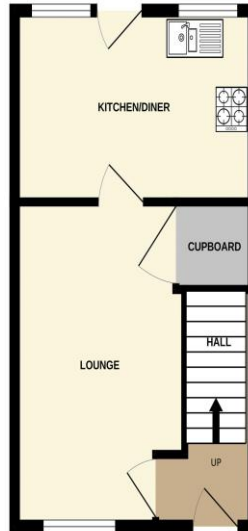
01902 631151

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GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	78
(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	

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