



22 Spindle Tree Rise, Willenhall, Wolverhampton, WV12 4BP

£190,000

- A two bedroom end terraced property
- Entrance hallway
- Kitchen
- Two bedrooms
- Enclosed rear garden
- Offered with no onward chin
- Lounge
- Conservatory
- Shower room
- Off road parking to fore

22 Spindle Tree Rise, Wolverhampton WV12 4BP

Offered chain free Chariot Estates are delighted to bring to the market this lovely two bedroom end terraced property comprising of an entrance hall, lounge, kitchen, conservatory, two bedrooms shower room, enclosed rear garden and off road parking.



Council Tax Band: B



Offered with no onward chain Chariot Estates are delighted to bring to the market this beautifully presented two bedroom end terraced property. Briefly comprising of an entrance hallway, guest W.C, lounge, fitted kitchen, conservatory, two bedrooms, contemporary bathroom, easily maintained rear garden and ample off parking. Please note that the garage is owned by a neighboring property.

Situated within Short Heath, Willenhall the property is within easy reach to the local facilities offered within Short Heath as well as good schooling and easy access to the M6.

Set off away from the road the property has a good sized frontage that provides off road parking with gated access to the side with a modern composite door that opens into:

ENTRANCE HALLWAY:

Having a laminate flooring, door that opens into the guest W.C with a further door into the lounge.

GUEST W.C:

Having a low level flush W.C, wash hand basin, radiator, laminate flooring and a double glazed window to fore.

LOUNGE:

14'5" x 12'9"

Having a double glazed window to fore, two radiators, laminate flooring, wall mounted electric fire, stairs that lead to the first floor

FITTED KITCHEN:

12'7" x 7'5"

Having a range of wall mounted and base unit, work surfaces, inset sink and drainer with a flexi tap over, space for appliances, integrated cooker and hob, tiled flooring, splash back tiling, double glazed windows overlooking the conservatory and a door that opens into:

CONSERVATORY:

11'1" x 9'6"

Having laminate flooring and doors that open out to the rear garden.

LANDING:

Having doors that lead into:

BEDROOM ONE:

12'8" x 9'3"

Having a radiator, built in double cupboard, radiator and a double glazed window to fore.

BEDROOM TWO:

10'10" x 6'9"

Having a double glazed window to the rear and a radiator.

BATHROOM:

7'7" x 5'4"

Having a shower cubicle, W.C and basin set in a vanity unit, radiator, tiled flooring, inset ceiling lights, double glazed window to the rear and an extractor fan.

REAR GARDEN:

Being paved for easy maintenance with fence panelling and gated access to fore.

Due to legislation we conduct anti money laundering checks on all potential buyers and giftors, this is a non-refundable fee at £48 inclusive of VAT.

We endeavor to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

VIEWING:

Strictly via Chariot Estates on 01543 68 68 77

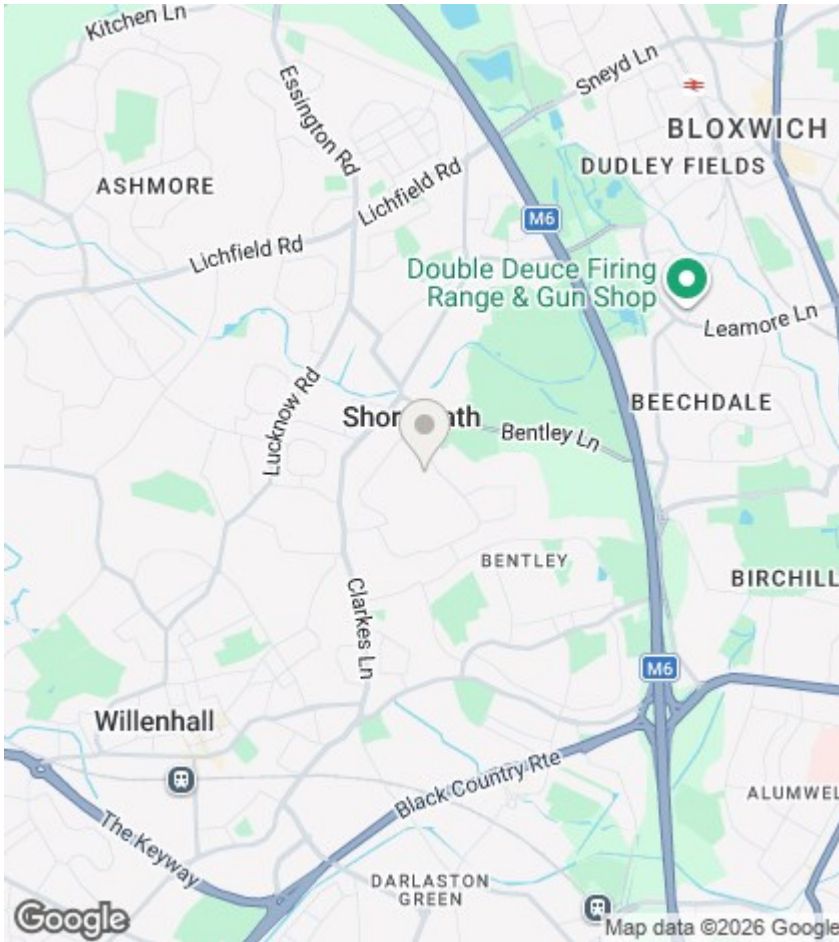
TENURE:

Freehold to be confirmed with solicitors

COUNCIL TAX: B

E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk



Directions

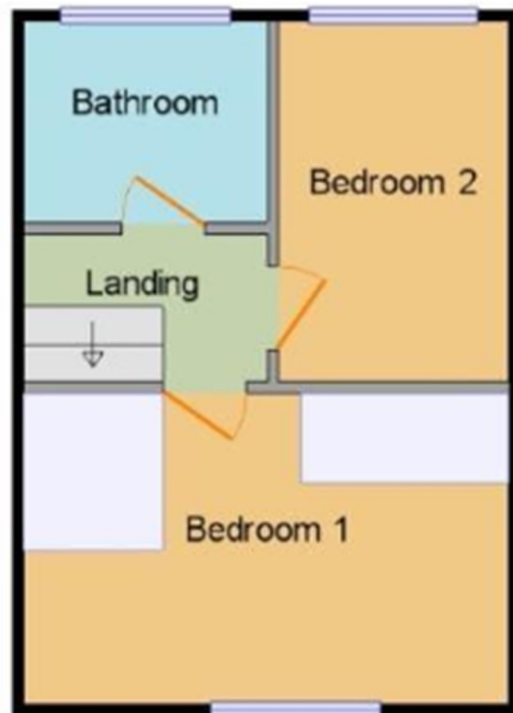
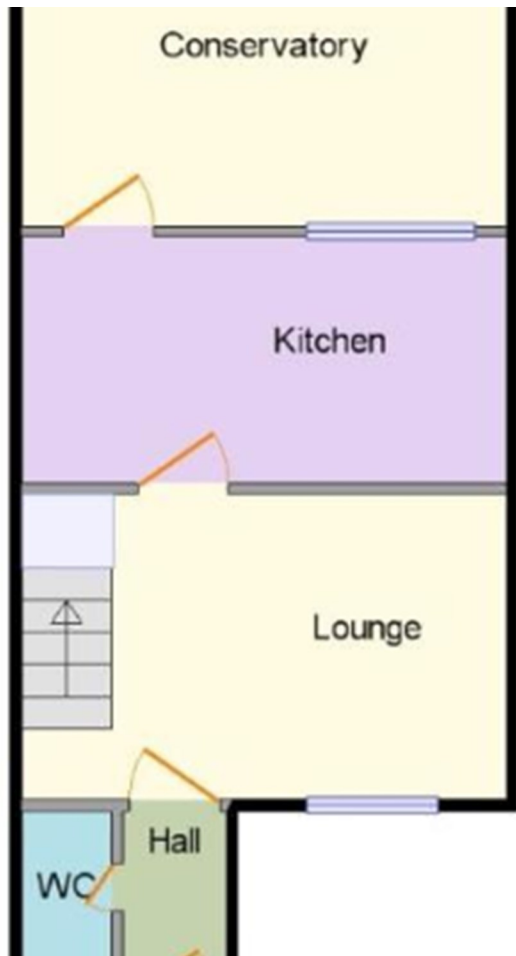
Viewings

Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		73	
(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	



1st Floor