Connells

Riding Way
Willenhall

Riding Way
Willenhall WV12 5PH

for sale offers in the region of
£240,000

Property Description

James Wenlock from Connells Wolverhampton are delighted to bring to the market this CHAIN FREE three bedroom traditional semi detached family property in a popular cul-de-sac location. This property should be viewed in order to fully appreciate, call Connells today to book a viewing.

Internally the property comprises of an entrance porch, entrance hall, lounge, entertainment kitchen diner, three bedrooms and a family bathroom. Externally there is a garage, driveway and garden to front and an enclosed rear garden ideal for families.

The Location & Area

Situated between Bloxwich, Willenhall and Essington with fantastic access to shopping in Willenhall and the popular Bentley Bridge Retail Park in Wednesfield. The property also benefits from local bus routes and transport links including access to M54 and M6.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Door to porch, stairs to first floor landing, doors to various rooms.

Family Lounge

12' 4" x 11' 11" (3.76m x 3.63m)

Double glazed window to front, central heating radiator, gas fire, door to entrance hall.

Kitchen

9' 5" x 18' 2" max (2.87m x 5.54m max)

Two double glazed windows to rear, central heating radiator, a range of wall and base units, plumbing for washing machine, space for cooker, door to side, garage and entrance hall.

First Floor Landing

Doors to various rooms.

Bedroom One

11' x 10' 7" (3.35m x 3.23m)

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

Bedroom Two

11' 1" x 10' 1" (3.38m x 3.07m)

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

Bedroom Three

8' x 7' 4" (2.44m x 2.24m)

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

Family Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, central heating radiator.

Outside Front

Driveway and garden area to front.

Outside Rear

Enclosed rear garden ideal for families.

Garage

24' 2" x 7' 11" (7.37m x 2.41m)

Up and over door to front, door to rear garden.

Agents Note

The Vendor believes there is mine shaft within the vicinity and we are awaiting a full mining report to confirm to distance. Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Ground Floor **First Floor**

Total floor area 99.4 m² (1,070 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: E

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336507

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.