



Riding Way,
Willenhall, WV12 5PH

SKITTS
ESTATE AGENTS

Accommodation description

A charming semi detached property which offers comfortable living with a spacious lounge/diner and fitted kitchen, plus two bedrooms and sun room overlooking rear garden. The bungalow offers fabulous views across the canalside with local wildlife, plus garage and driveway to side and is set within this quiet cul de sac.

Entrance Hall: having double glazed sliding door to the side, window to the side

Lounge/Diner: 18' 6" x 12' 1" (5.65m x 3.69m) having double glazed patio doors, feature fireplace with gas fire, two radiators

Kitchen: 9' 0" x 7' 10" (2.75m x 2.39m) having a range of fitted wall and base cupboard units, inset stainless steel sink and drainer unit, tiled splashbacks, space for refrigerator, cooker point, double glazed window to the rear, door leading to:

Sun Room: 19' 8" x 5' 5" (6.00m x 1.65m) having double glazed window to the rear, double glazed patio doors to the garden, lights, tiled flooring, "Worcester" central heating boiler to wall and utility area

Bedroom One: 12' 2" x 10' 11" (3.71m x 3.33m) having double glazed bow window to the front, radiator

Bedroom Two: 9' 2" x 8' 0" (2.80m x 2.45m) having double glazed bow window to the front, radiator

Bathroom: 6' 6" x 5' 9" (1.99m x 1.75m) having suite comprising bath and shower attachment, wash hand basin, W.C., extractor fan, fully tiled, double glazed window to the side, radiator

Outside: enclosed garden to the rear with fencing, patio and pathway with lawn to both sides, hedgerow and gate leading to canalside, door into garage

Garage: 18' 4" x 8' 6" (5.59m x 2.58m) having up and over door to the front, power and light, side access door from the garden





General information

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: C

EPC RATING: TBC

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.

VIEWING: By way of prior appointment with Skitts Estate Agents Skitts - Willenhall Tel: 01902 631151 Email: willenhall@skitts.net

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.

MARKET APPRAISAL: We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

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 contact 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.**

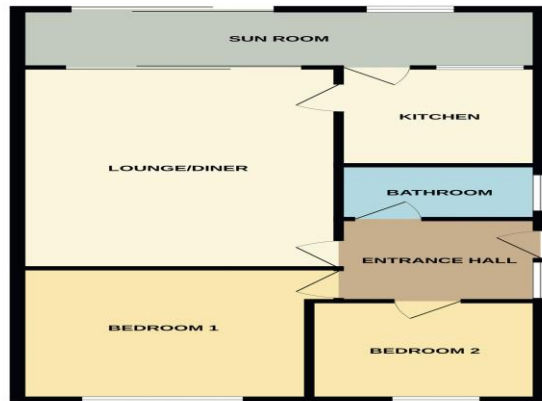
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



Offers Over £230,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, the measurements of details, dimensions, areas and any other figures are approximate and not necessarily intended for any specific purpose or use. The client is to be responsible for any and all errors and omissions in the plan and for any discrepancies between the plan and the actual situation on the ground.

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