



**Wyvern Close,
Willenhall, WV12 5UF**

£190,000



Description: Offered for sale with no upward chain, this three bedroom semi detached home is located in a well regarded development off Broad Lane North in Willenhall, and offers excellent potential for improvement. Having the benefit of gas radiator central heating, internal viewing is strongly recommended and briefly the property comprises of

Reception Hall: having stairs leading to the first floor level, radiator, under stairs storage cupboard, doors to the kitchen and to;

Full Width Rear Lounge: 16' 4" x 11' 8" (4.99m x 3.55m) having fireplace with fitted gas fire, radiator, double glazed French style doors leading to the rear garden

Breakfast Kitchen: 11' 11" x 10' 0" (3.64m x 3.04m) having a range of matching fitted wall and base level units and roll edge work tops, inset coloured one and a half bowl single drainer sink unit and mixer tap, built in oven, hob and extractor fan above, integrated microwave, refrigerator and freezer, double glazed window to the front, plumbing for automatic washing machine, radiator, single glazed window to the side, single glazed door leading to the garage

On The First Floor

Landing: having cupboard housing the Worcester gas combination boiler, hatch to roof space, doors off to;

Bedroom One: 11' 2" x 10' 0" (3.40m x 3.05m) having built in wardrobes, radiator, double glazed window to the front

Bedroom Two: 10' 6" x 10' 0" (3.19m x 3.06m) having built in wardrobe, radiator, double glazed window to the rear

Bedroom Three: 7' 4" x 6' 2" (2.24m x 1.88m) having radiator, double glazed window to the rear

Shower Room: having a walk in corner shower cubicle, vanity wash hand basin, low flush W.C., radiator, double glazed window to the front

Garage: 27' 7" x 7' 8" (8.42m x 2.33m) having sliding door to the front, window and part glazed door to the rear elevation

Outside: having a lawned fore garden and concrete print driveway providing off road parking. Pleasant rear garden with lawn, flower and shrub borders, concrete print patio, timber and brick built garden stores



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.

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.

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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.





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	83	
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	