



**455, Griffiths Drive, Ashmore Park  
Wolverhampton, WV11 2LQ**

**Offers in the Region Of £199,950**



**\*\*A MUCH IMPROVED & REFITTED TWO BEDROOM SEMI-DETACHED HOUSE\*\* \*\*ASHMORE PARK ESTATE\*\* \*\* VIEWING IS HIGHLY RECOMMENDED\*\* \*\*REFITTED KITCHEN WITH BUILT-IN APPLIANCES\*\* \*\*SEPARATE DINING ROOM\*\* \*\*STORAGE ROOM\*\* \*\*TWO DOUBLE BEDROOMS PLUS LOFT ROOM\*\* \*\*REFITTED SHOWER ROOM\*\* \*\*FRONT AND REAR GARDENS\*\* \*\*DRIVEWAY AFFORDING AMPLE OFF ROAD PARKING\*\***

**Description** Skitts are delighted to offer for sale this well presented two bedroom semi-detached house briefly comprising of porch, entrance hall, through lounge, refitted kitchen, separate dining room and storage room. To the first floor there are two double bedrooms and a shower room and also a loft room to the second floor. Externally there are good sized front and rear gardens and driveway affording off road parking.

**Porch:** having uPVC double glazed front entrance door, double glazed window, tiled floor, further uPVC double glazed door leading to;

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

**Through Lounge:** 20' 2" x 9' 5" (6.15m x 2.87m) having fireplace with wall mounted electric fire, two radiators, wooden flooring, uPVC double glazed bay window to the front, double glazed French style doors leading to the rear garden

**Refitted Kitchen:** 9' 6" x 7' 7" (2.89m x 2.31m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, tiled splashbacks, built in gas oven, inset gas hob and cooker hood above, integrated refrigerator, space and plumbing for washing machine and dishwasher, cupboard housing the gas combination boiler, double glazed window to the rear, door leading to;

**Dining Room:** 8' 8" x 7' 9" (2.65m x 2.35m) having laminate flooring, uPVC double glazed door to the rear, door leading to;

**Storage Cupboard:** 9' 6" x 3' 3" (2.89m x 1.00m) having double glazed window to the front

### **On The First Floor**

**Landing:** having uPVC double glazed window to the side, door leading to the stairs to the loft room, doors off to;

**Bedroom One:** 10' 10" x 10' 4" (3.29m x 3.16m) having uPVC double glazed window to the front, built in wardrobes, radiator

**Bedroom Two:** 10' 10" x 9' 6" (3.31m x 2.90m) having uPVC double glazed window to the rear, radiator, airing cupboard

**Shower Room:** 6' 1" x 5' 7" (1.86m x 1.69m) having suite comprising shower cubicle, wash hand basin set on vanity unit, low flush W.C., tiled floor, chrome effect heated towel rail, double glazed window to the rear, ceiling spot lights

### **On The Second Floor**



**Loft Room:** 17' 3" x 9' 6" (5.27m x 2.89m) having two double glazed velux windows to the rear, under eaves storage, radiator

**Outside:** having enclosed fenced rear garden which is laid to lawn, paved patio, decking area and outside tap. Having a lawned foregarden and a paved driveway providing off road parking.

**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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GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	