



2 Bedroom Semi-Detached House

Falcondale Road, Willenhall

Offers In Region Of £139,995



REDSTONES

Offers are invited on this lovely two bedroom semi detached property having the benefit of UPVC double glazing, gas central heating and fitted intruder alarm. Located in the sought after 'Sneyd Park' estate the property further comprises, porch, lounge, fitted kitchen/diner, conservatory, two double bedrooms, family bathroom, front and rear gardens, detached garage and off road parking for several vehicles. Awaiting energy rating

PORCH 5' 2" x 4' 8" (1.57m x 1.42m) With UPVC double glazed window and door to the side and UPVC double glazed window to front and door to the lounge.

LOUNGE 17' 2" x 12' 11" (5.23m x 3.94m) With UPVC double glazed window to the front, feature fire place with inset gas fire, stairs off to the first floor, wall lights, two central heating radiators and door to the kitchen/diner.

KITCHEN/DINER 12' 11" x 9' 1" (3.94m x 2.77m) With UPVC double glazed window to the rear, UPVC double glazed patio door to the conservatory, central heating radiator, stainless steel sink and drainer, roll top work surfaces, matching wall base and drawer units, plumbing and appliance space, gas and electric cooker point.

CONSERVATORY 13' 4" x 7' 6" (4.06m x 2.29m) Being UPVC double glazed and brick construction, central heating radiator, tiled floor, wall lights and patio doors to the garden.

ON THE FIRST FLOOR LANDING With doors to bedrooms, bathroom and loft access.

BEDROOM ONE 12' 11" x 9' 6" (3.94m x 2.9m) With UPVC double glazed window to the front, central heating radiator and fitted wardrobes.

BEDROOM TWO 12' 11" x 9' 2" (3.94m x 2.79m) With UPVC double glazed window to the rear and central heating radiator.

BATHROOM 8' 2" x 4' 8" (2.49m x 1.42m) With UPVC double glazed window to the side, pedestal wash hand basin, tiled walls, low level WC, panelled bath with electric 'Triton' shower over and airing cupboard with 'Worcester' combination boiler.

GARAGE 16' 5" x 8' 11" (5m x 2.72m) With power and lighting, UPVC double glazed window to the side and up and over door.

OUTSIDE To the rear there is lawned garden, paved patio, light point, detached garage, enclosed off road parking, cold water tap and double gates to the front. To the front there is a driveway providing off road parking and lawned garden.

VIEWING, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

TENURE, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

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SERVICES, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

Viewing

Please contact our Redstones Estate Agency Office on 01902 235350 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.



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