



# Riley Crescent, Wolverhampton

OIRO £340,000 Freehold

4 bedroom detached house for sale

## Description

Substantial 4 double bedroom detached family house, viewing is recommended to appreciate the internal space and set in the popular location of Penn.

The generously proportioned property comprises- Double entrance driveway providing ample parking, entrance porch, hallway, long 25ft lounge/diner, modern fitted kitchen with an island, 15ft dining room, modern downstairs shower room and wc, 4 double bedrooms, family bathroom, 28ft garage, walled rear garden, viewing is recommended to appreciate the property size.

Council Tax Band: E

Tenure: Freehold

## Tenure

Freehold









Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> )		

Viewing by appointment only  
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