



67 Goodwood Drive,
Oxley,
Wolverhampton,
WV10 6GH

nick tart

Key Features

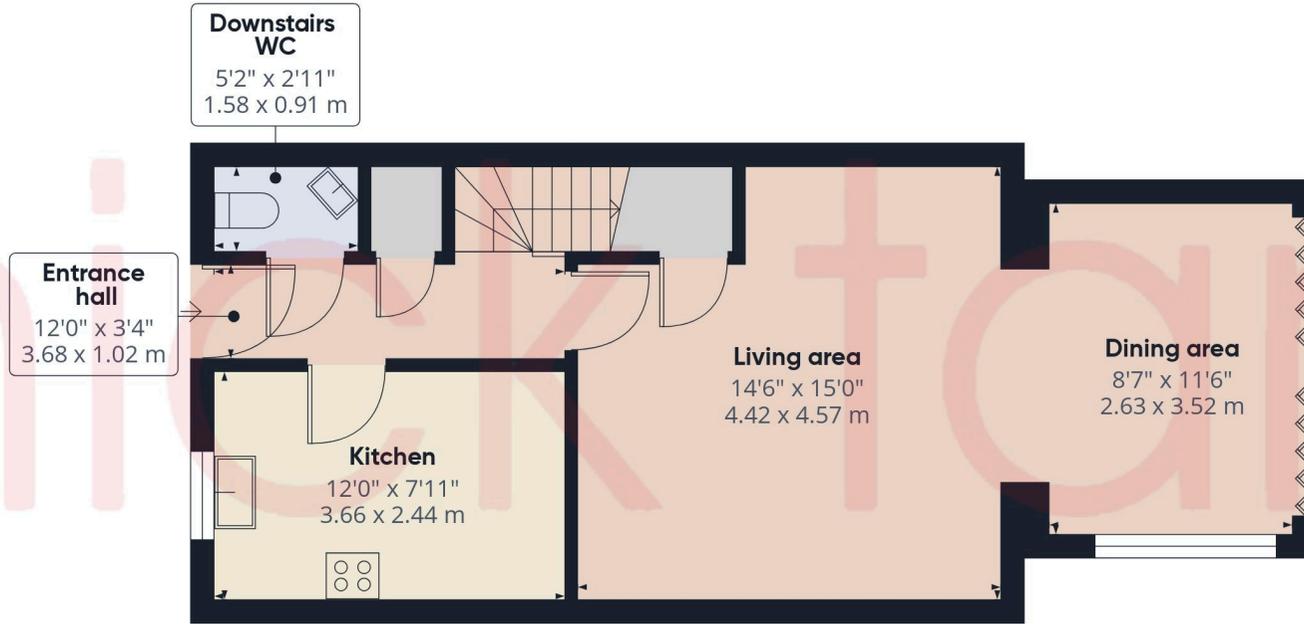
- Modern semi-detached
- Rear extension 2022
- 3 bedrooms
- En-suite to master
- Bi-foldable doors
- Downstairs WC
- Driveway
- Convenient to M54
- Popular estate

Contact Us

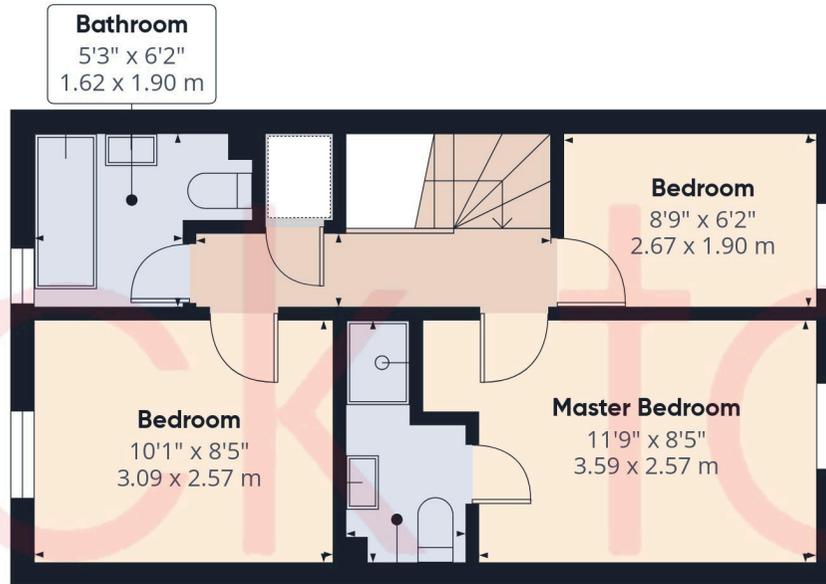
01902 755585

wolverhampton@nicktart.com





Ground Floor



Ensuite
4'3" x 8'5"
1.31 x 2.57 m

Floor 1



Approximate total area⁽¹⁾

852 ft²

79.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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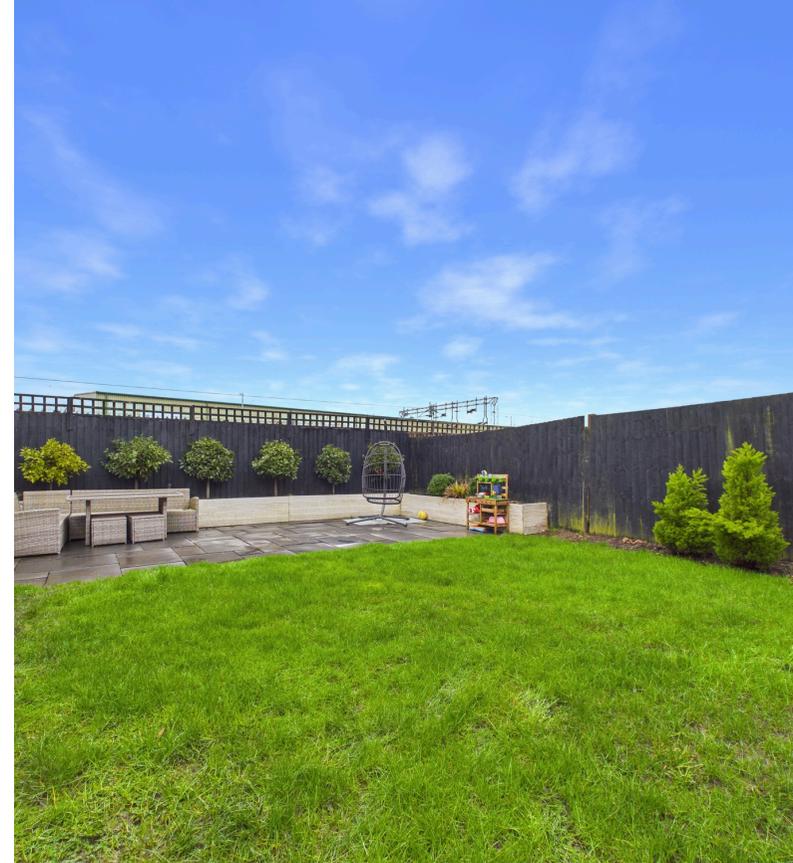
Ground Floor

Entrance hall which has a composite style front door, **WC** with wash hand basin, radiator, storage cupboard, staircase rising to the first floor and doors to the...

Kitchen which has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, wall mounted *Ideal Logic* gas combination boiler, plumbing for washing machine, built in electric oven with gas hob and extractor fan over, space for fridge freezer, radiator, laminate flooring and UPVC double glazed windows to the fore.

Living area which has a contemporary style electric fire with feature surround, storage cupboard, radiator, laminate flooring and a squared opening leading to the...

Newly extended **Dining area** which has bi foldable doors leading to the garden, inset spot lighting, UPVC double glazed window to the side, a vertical radiator and laminate flooring.



Outside

To the rear of the property is a lawn which is accompanied by a paved patio area, timber fence surrounding, timber garden store and gated access to the front.

The **driveway** runs parallel to the property allowing for off road parking.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



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First Floor

Landing which has hatch to roof space, radiator, storage cupboard and doors too...

Bathroom which has a suite comprising of panel bath with mixer tap, wash hand basin with vanity unit under, WC, radiator, tile effect flooring and UPVC double glazed windows with obscure glass to the fore.

Bedroom which has a radiator and UPVC double glazed windows to the fore.

Bedroom which has a radiator and UPVC double glazed windows to the rear.

Master bedroom which has a radiator, UPVC double glazed windows to the rear, inset space for wardrobe and an internal door to the...

Ensuite which has a shower cubicle, wash hand basin with mixer tap and vanity unit under, tile effect flooring, radiator and a WC.



EPC: B84

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band C (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

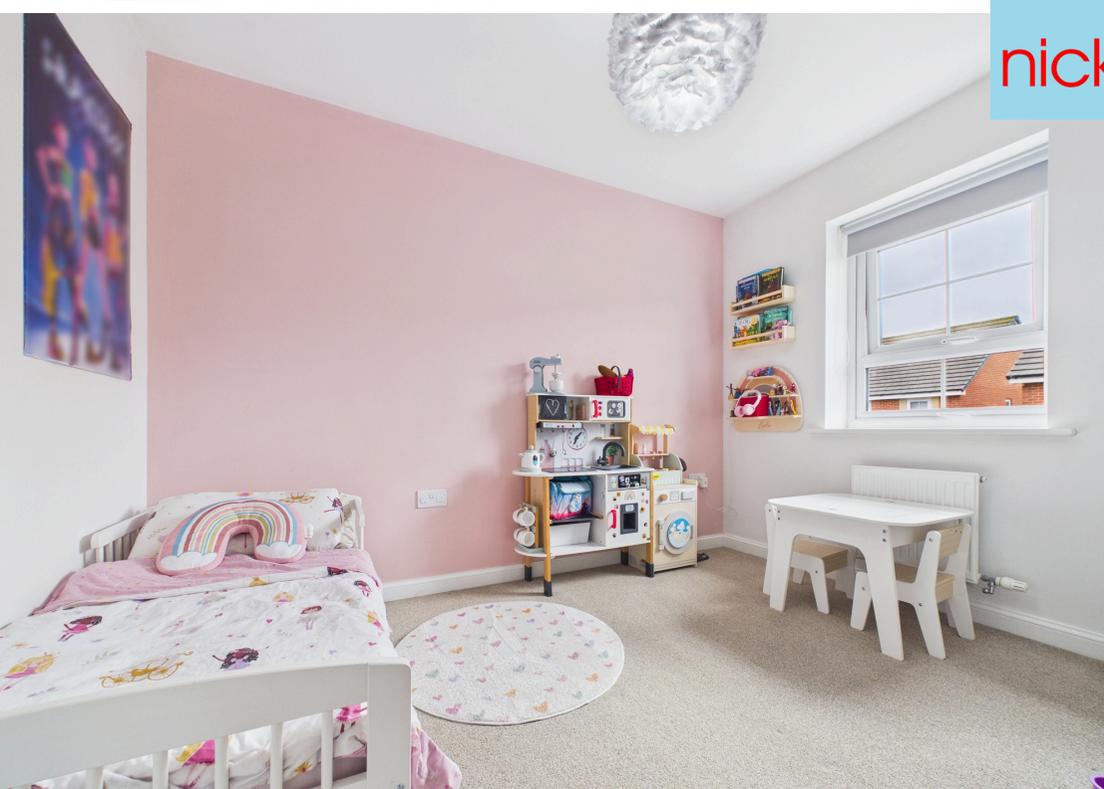
Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches.

We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.



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