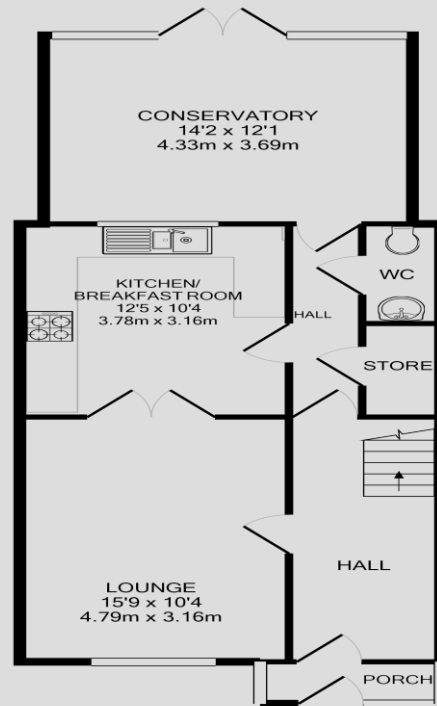
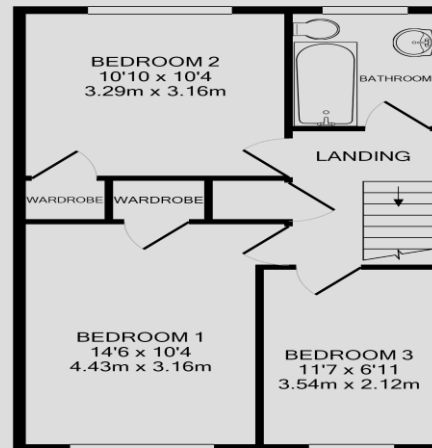




'18 Eversley Grove, Wednesfield, Wolverhampton, WV11 1NE'



GROUND FLOOR
APPROX. FLOOR
AREA 646 SQ.FT.
(60.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.3 SQ.M.)

18 EVERSLEY GROVE
TOTAL APPROX. FLOOR AREA 1102 SQ.FT. (102.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2021



'18 Eversley Grove, Wednesfield, Wolverhampton, WV11 1NE'

- Porch
- Entrance hall
- Lounge
- Kitchen
- Downstairs WC

- Conservatory
- 3 Bedrooms
- Bathroom
- Gas central heating
- EPC C72

The accommodation in further detail comprises...

Entrance porch having UPVC double glazed front door and window with tiled floor...

Entrance hall has laminate flooring with radiator and staircase rising to the first floor and a door to the lounge. **Inner hall** has laminate flooring, radiator and doors to...

Kitchen offering a matching range of wall and base units with work surfaces over, one and a half bowl sink unit with mixer tap, wall mounted gas combination boiler, gas cooker point with extractor fan over, tiled flooring, double glazed window to the rear and internal double doors lead to...

Lounge which has double glazed windows to the fore and radiator...

Cloackroom has WC, wash hand basin with mixer tap, vanity unit under, tiled flooring and single glazed window with obscure glass...

Conservatory being of brick and UPVC construction and offers laminate flooring and the benefit of a ceiling light fan...

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

Bathroom has a suite comprising of a panel bath, with shower over, WC, wash hand basin and vanity unit under, tiled flooring, part tiled walls, heated towel rail, single glazed window with obscure glass to the rear...

Bedroom has double glazed window to the rear, radiator and built in wardrobe...

Bedroom has double glazed window to the fore, radiator and built in wardrobe...

Bedroom has double glazed window to the fore and radiator.

Outside is laid with lawn and a paved patio area and a timber garden store.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

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

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.

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.

12 Upper Green, Tettenhall, Wolverhampton WV6 8QH

Tel: (01902) 755585

Fax: (01902) 751545

Email: wolverhampton@nicktart.com

www.nicktart.com



Also at
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

