



12 Wren Avenue,  
Perton,  
Wolverhampton,  
WV6 7TS

**nick tart**

## Key Features

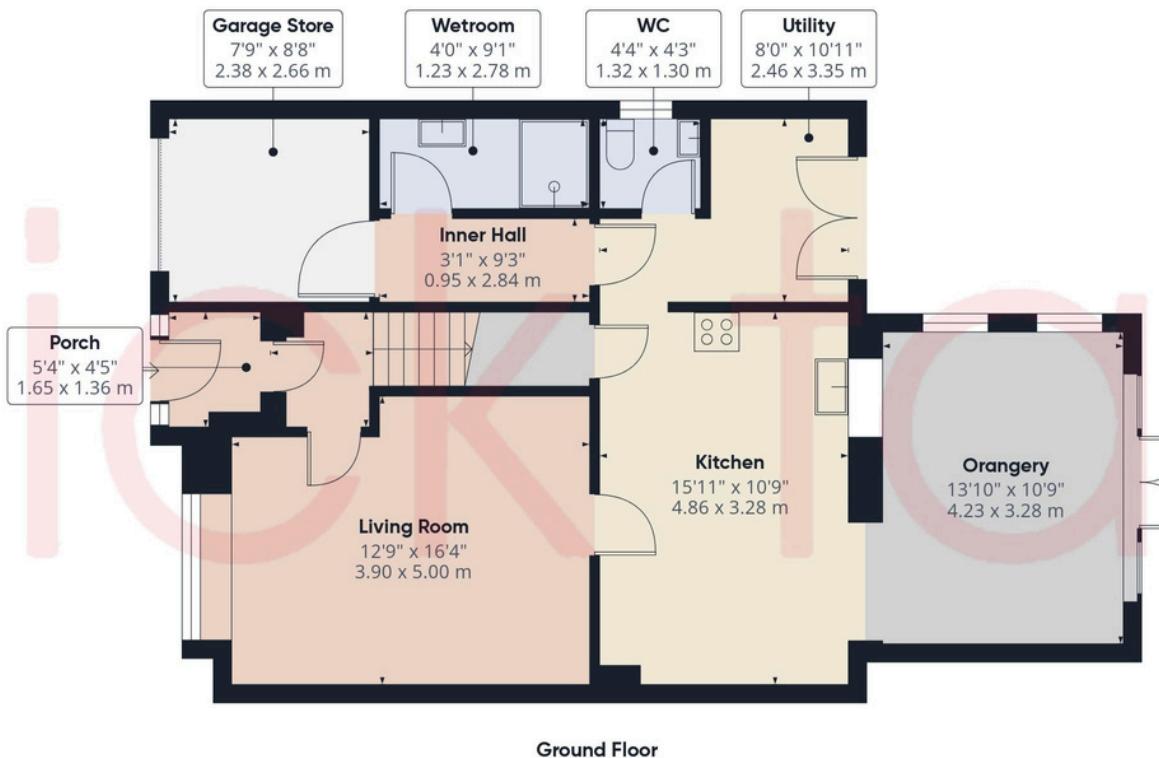
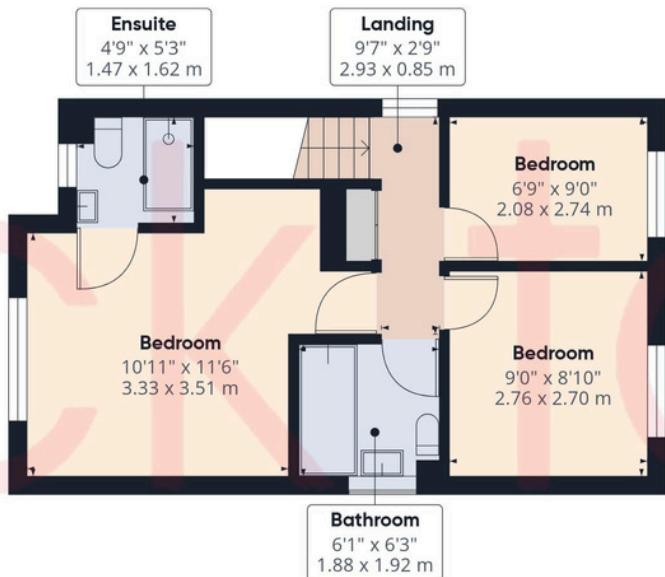
- Hot-tub included
- Downstairs wet room
- Downstairs WC
- Separate utility
- Orangery with sky lantern
- En-suite to master bedroom
- Family bathroom
- Covered patio area
- Ample parking
- Deceptive plot

## Contact Us

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Approximate total area<sup>(1)</sup>1220 ft<sup>2</sup>113.3 m<sup>2</sup>

(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.



## Ground Floor

**Entrance porch** which has UPVC double glazed front door and window with obscure glass, tiled flooring and exposed brick work to the walls.

**Entrance hall** which has a radiator and a staircase rising to first floor and a door leading to the...

**Living room** which has a radiator and UPVC double glazed windows to the fore.

**Breakfast kitchen** which has a matching range of wall and base level units with work surfaces over, gas cooker point, sink unit with mixer tap, plumbing for dish washer, radiator, tiled flooring, inset spot lighting, storage cupboard and an opening leading to the ...

**Utility** which has a storage cupboard housing the gas combination boiler, space for dryer, space for additional fridge/freezer and plumbing for a washing machine

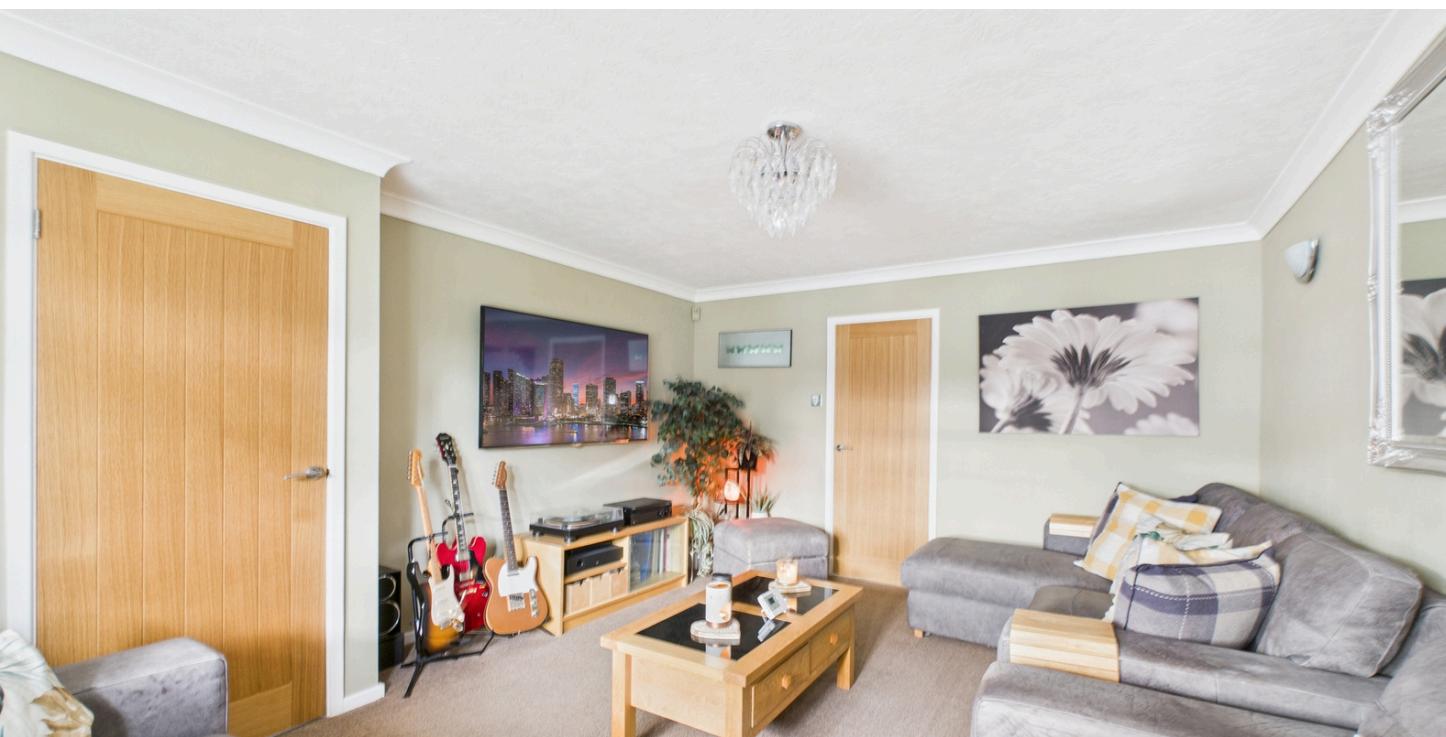
**Downstairs WC** which has a sink unit with mixer tap and vanity unit under, WC, radiator, tiled flooring and UPVC double glazed window to the side.

**Inner hall** which has inset spot lighting and doors to the...

**Wet room** which enjoys a shower space, heated towel rail, inset spot lighting, wash hand basin with mixer tap and vanity unit under.

**Garage store** which benefits from an electric up and over door and the benefit of power and light points.

**Orangery** which enjoys a stunning sky lantern allowing for an abundance of natural light, UPVC double glazed doors and windows leading outside, wall mounted vertical radiator, tiled flooring and inset spot lighting.



## Outside

To the rear of the property is a **garden** that enjoys a covered entertainment space, gated access to the fore, a lawn surrounded by pleasant flower and shrub borders complimented by subtle outdoor lighting, timber garden store with electric and a **hot tub**

**(Included)** covered by a timber canopy. To the front of the property is a block paved **driveway** that allows 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.

## First Floor

**Landing** which has a hatch to roof space, built in storage cupboard and UPVC double glazed windows with obscure glass to the side.

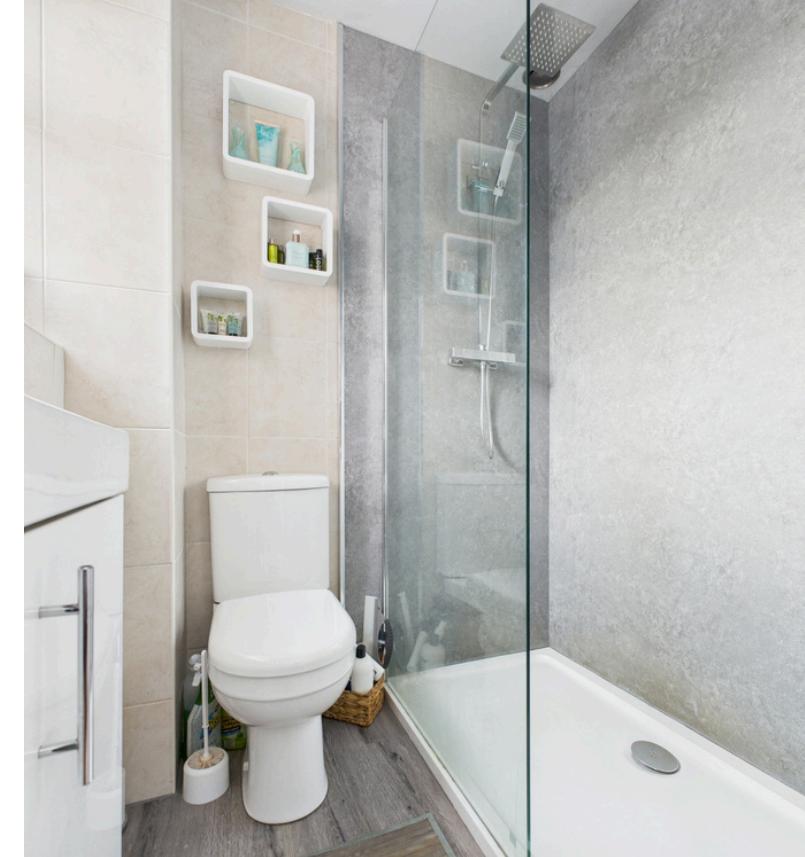
**Bedroom** which has a radiator and UPVC double glazed windows to the rear.

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

**Bathroom** suite which comprises of a free-standing bath with a shower attachment adjacent, wall mounted heated towel rail, WC, wash hand basin with mixer tap, tiled flooring and UPVC double glazed windows with obscure glass to the side

**Master bedroom** which enjoys fitted wardrobes with matching overhead storage, inset spot lighting, radiator and UPVC double glazed windows to the fore.

**Ensuite** which has a walk in shower, WC, wash hand basin with vanity unit under, inset spot lighting, part tiled walls and UPVC double glazed windows with obscure glass to the fore.



### EPC: TBD

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected.

**Council Tax – Band D** (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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