7 Lower Street, Tettenhall, Wolverhampton, WV6 9AA

nick tart

Key Features

- No upward chain
- Recently renovated
- Living & dining areas
- Kitchen
- Downstairs bathroom
- Choice of 3 bedrooms
- Upstairs WC

Contact Us

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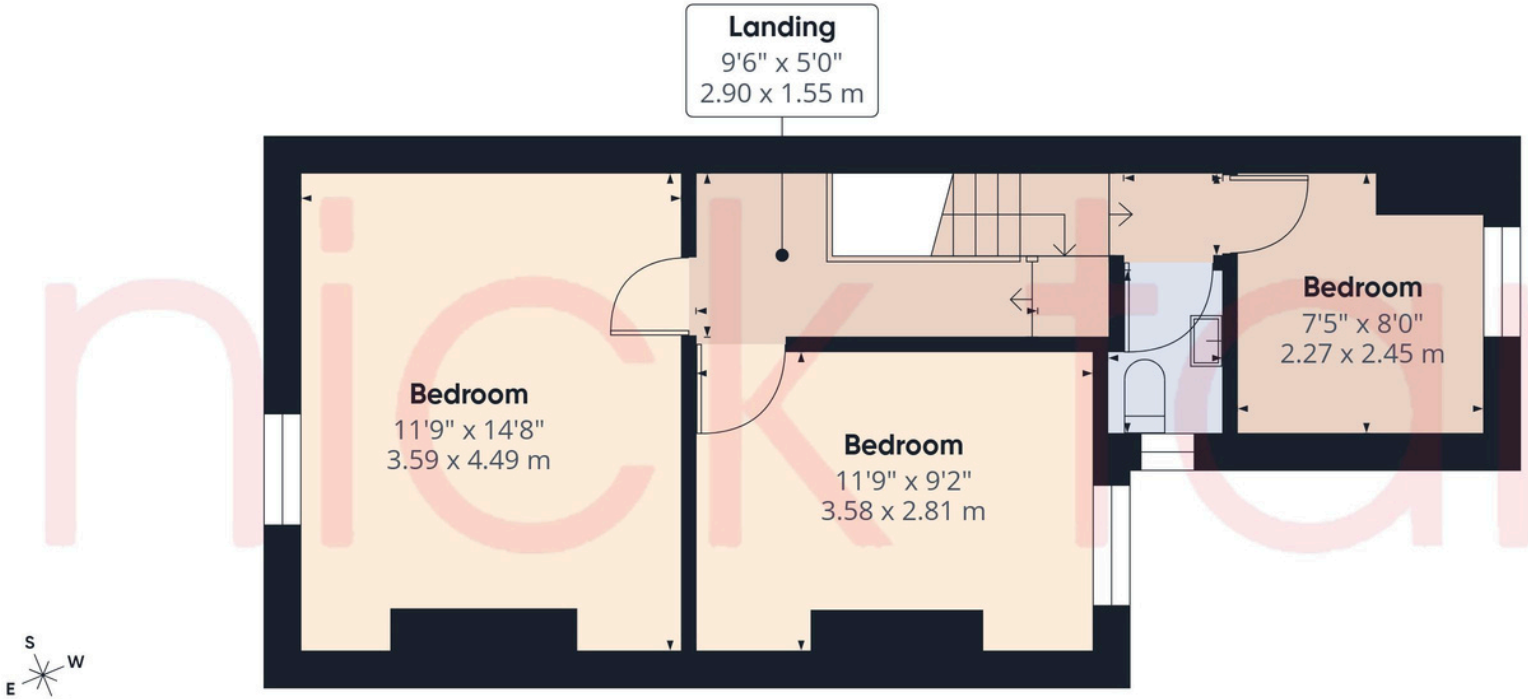
Ground Floor



Floor 1

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Approximate total area(1)

891 ft²

82.8 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 porch leads to the…
Entrance hall which has a single glazed timber framed door with obscure glass, radiator, wood effect flooring, staircase rising to the first floor and doors to…
Living area which has a gas fire (capped) with an attractive feature fireplace, wood effect laminate flooring, radiator, UPVC double glazed bay window to the fore and a squared opening that leads to the…

Dining area which has an understairs storage cupboard, radiator, feature fireplace with tiled hearth, UPVC double glazed patio door leading outside and an internal door to the…
Kitchen which has a matching range of wall and base level units with work surfaces over, 1 ½ bowl sink unit with mixer tap, wall mounted heated towel rail, plumbing for dishwasher, integrated washing machine, wall mounted gas combination *Ideal* boiler, built in electric oven and hob with extractor fan over, inset spot lighting, UPVC double glazed window to the side, and wood effect laminate flooring.
Inner hall Has a storage cupboard housing the fridge / freezer and UPVC double glazed patio door with obscure glass that leads outside.
Bathroom which has a suite comprising of 'P' shaped bath with mixer tap and electric Triton shower unit over, WC, wash hand basin with mixer tap and vanity unit under, heated towel rail, wood effect laminate flooring and UPVC double glazed windows with obscure glass to the side.

Outside

To the rear of the property there is a paved patio area and tiered lawns.

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

Split landing which has hatch to roof space and doors to…
Bedroom which has a radiator and UPVC double glazed windows to the rear.

WC Offers a wash hand basin with mixer tap, a wall hung vanity unit, WC, UPVC double glazed window with obscure glass to the side and wood effect laminate flooring.
Bedroom Enjoys exposed floorboards, radiator and UPVC double glazed windows to the rear.
Bedroom Enjoys exposed floorboards, radiator and UPVC double glazed windows to the fore.

EPC: D61
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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