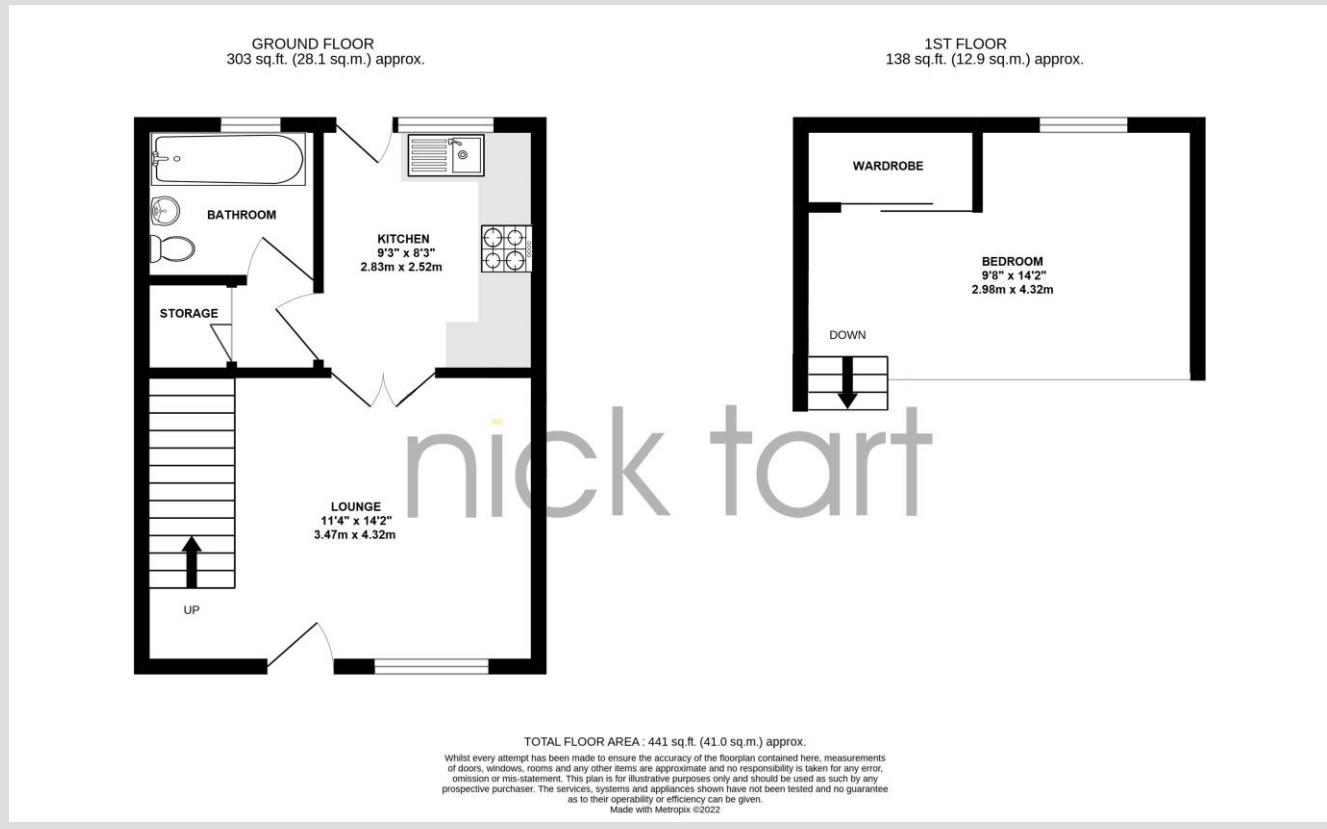




nick tart

Sidlaw Close, Oxley, Wolverhampton, WV10 6JY



# Sidlaw Close, Oxley, WV10 6JY

- Acquired Freehold 2022
- Lounge
- Kitchen
- Bathroom
- Upstairs Bedroom
- Driveway
- Rear Garden
- EPC: D67



## The accommodation in further detail comprises...

**Lounge** has single-glazed front entrance door with obscure glass, UPVC double-glazed window to the fore, gas fire with feature surround, wood effect flooring, radiator, staircase rising, and internal double doors lead to...

**Kitchen** has a matching range of wall and base units with worksurfaces over, built-in electric oven with gas hob and extractor fan over, radiator, tiled flooring and a UPVC double-glazed door and window face the Garden...

**Inner Hall** houses a storage cupboard offering plumbing for washing machine with a further door leading to...

**Bathroom** having a suite comprising of panel bath and shower over, pedestal wash hand basin, WC, tiled flooring, radiator and a UPVC double-glazed window with obscure glass to the rear...

**Stairs rise from the first floor to Bedroom** offering a built-in wardrobe with sliding mirrored doors which houses the gas combination boiler, radiator and UPVC double-glazed window to the rear...

### Outside

**Garden** has a paved patio area with steps leading down to an Astro-Turfed lawn and garden store...

**Parking** is via a driveway to the front of the property.

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

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

**Council Tax** – Band A (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.

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### Also at

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