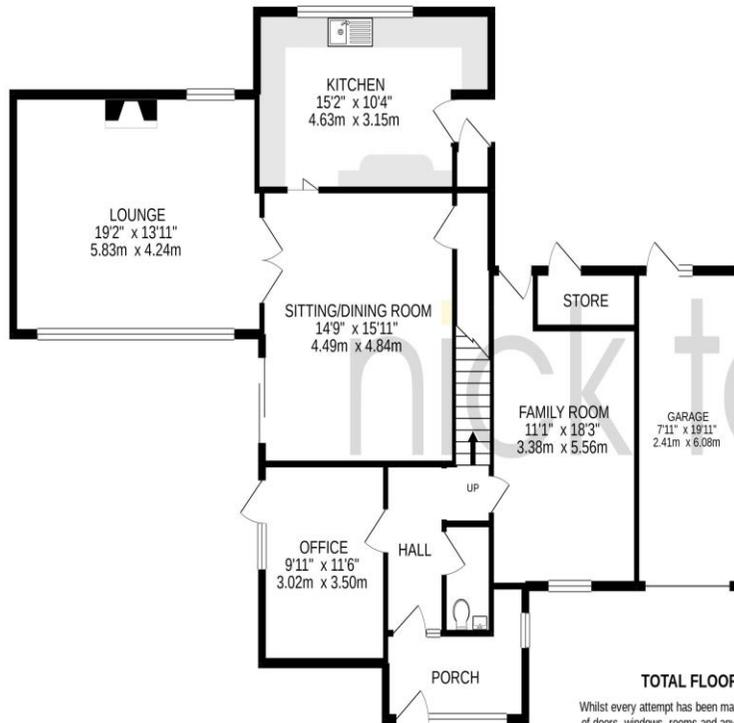




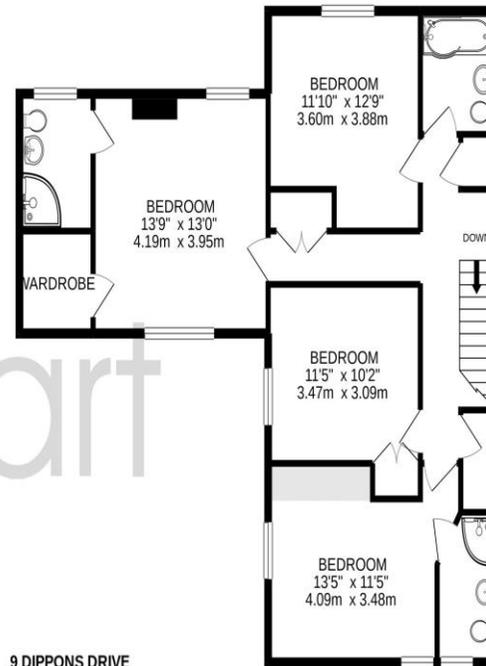
nick tart

9 Dippons Drive, Tettenhall Wood, Wolverhampton WV6 8HJ

GROUND FLOOR
1309 sq.ft. (121.6 sq.m.) approx.



1ST FLOOR
924 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 2233 sq.ft. (207.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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9 Dippons Drive, Tettenhall Wood, Wolverhampton, WV6 8HJ

A substantial detached residence which has been much improved by the current owners to provide the modern lifestyle requirements expected from a family purchaser. Surrounded by a plethora of independent schools and set within an established and sought after neighborhood with access to local road networks and amenities deemed excellent the extended and highly presented accommodation in brief proudly enjoys...

- Entrance porch
- Entrance hall
- Sitting room
- Lounge
- Family room
- Kitchen with breakfast bar
- 4 Bedrooms
- 2 En-suites & family bathroom
- Courtyard & rear garden
- EPC Rating: TBC

The accommodation in further detail comprises...

Entrance porch having a composite front door, UPVC double glazed window, tiled effect flooring and storage area. **Entrance Hall** having staircase rising to the first floor, radiator, wood effect flooring and doors to... **Study** has laminate flooring, radiator, double glazed patio doors and window facing the courtyard. **Cloak room** has WC, wash hand basin with vanity unit under, wall mounted heated chrome towel rail, wood effect flooring. **Family Room** has double glazed window to the fore, radiator, inset spot lighting, UPVC double glazed patio door to the garden and an internal door leads to the... **Garage** which has an up and over door, UPVC double glazed patio door leads to the garden and has the benefit of power and light points. **Sitting/Dining Room** has wood effect flooring, radiator, storage cupboard, double glazed sliding patio doors to the court yard. **Kitchen** has a matching range of wall and base level units with granite work surfaces over, 1 ½ bowl sink unit with mixer tap, integrated fridge freezer and dishwasher, built in wine cooler, free standing 'Range Master' oven with 5 ring gas hob and extractor fan over, breakfast bar, inset spot lighting, Victorian style radiator, double glazed window to the rear and double glazed patio doors with obscure glass to the side of the property. **Lounge** has a solid fuel log burner, radiator, double glazed windows facing the court yard and garden respectively. **Landing** has double glazed window to the fore, x2 radiators, storage cupboard housing the hot water cylinder, additional storage cupboard and built in wardrobe adjacent to the master bedroom. **Master Bedroom** has double glazed windows to the front and rear, walk in wardrobe space and doors to... **Ensuite** which has 'Opaque' shower cubicle, WC, wash hand basin with mixer tap and vanity unit under, double glazed window with obscure glass to the rear, tiled flooring, inset spot lighting and wall mounted heated towel rail. **Bedroom** has radiator and double glazed window to the rear. **House Bathroom** has a 'P' shaped bath with electric shower unit over, WC, wash hand basin with vanity unit under, wall mounted heated towel rail, tiled flooring, fully tiled walls, inset spot lighting and double glazed window with obscure glass to the fore. **Bedroom** has radiator and double glazed window to the side. **Bedroom** has radiator double glazed windows to the front and size and a door too... **Ensuite** which has 'Opaque' shower cubicle, WC, wash hand basin with vanity unit under, tiled flooring, heated towel rail and double glazed window with obscure glass to the fore.

Outside

There is a paved patio area, lawn, access to the garage, sheltered log store. To the front of the property there is a driveway providing off road parking.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band F (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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