



3 Wenlock Avenue,
Bradmore,
Wolverhampton,
WV3 7HY

nick tart

Key Features

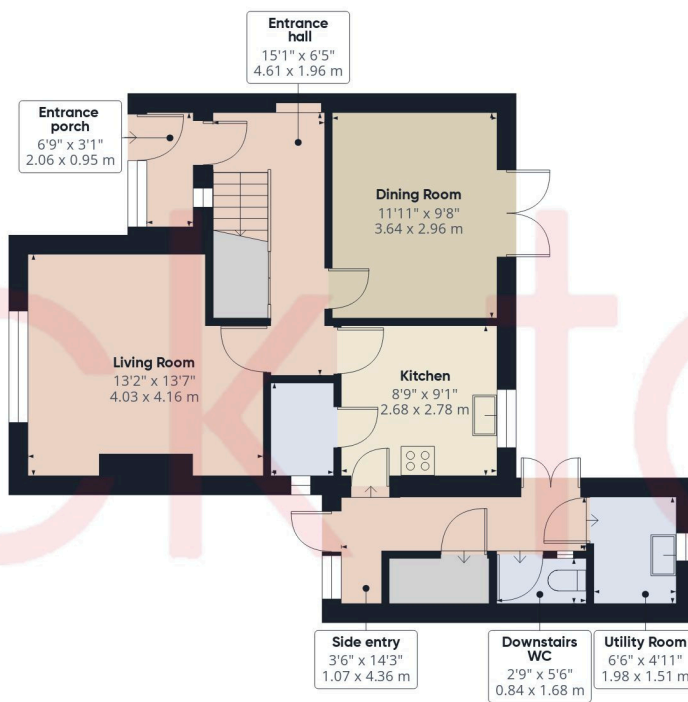
- 3 Bedrooms
- 2 Reception rooms
- 1 Bathroom
- Generous plot
- Ample driveway
- Utility
- Downstairs WC
- Well presented

Contact Us

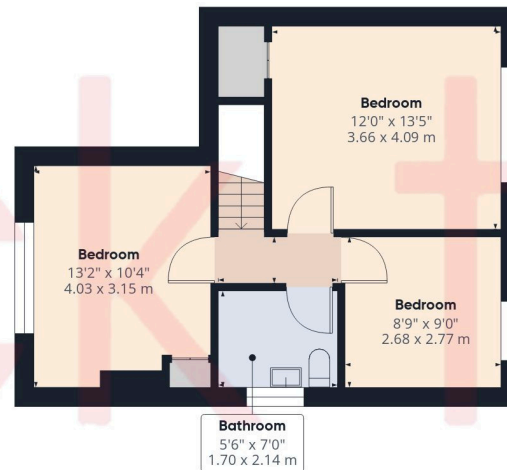
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1058 ft²

98.4 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 which has floor to ceiling UPVC double glazed windows and front door, laminate flooring and a UPVC double glazed door with obscure glass leading to the...

Entrance hall has a staircase rising to the first floor, understairs storage cupboard, radiator and an internal single glazed window with obscure glass.

Dining room which has laminate flooring, radiator and UPVC double glazed patio doors that lead outside.

Living room which has double glazed windows to the fore, radiator, inset spot lighting and a contemporary inset log effect gas fire.

Kitchen offers a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, wall mounted gas combination boiler, plumbing for dish washer, gas cooker point plus the benefit of a walk in **pantry** which has an additional work surface with storage units under.

Side entry Has the benefit of a **downstairs WC**, storage cupboard, access to front and rear of the property respectively, as well as...

Utility room which has plumbing for washing machine, space for dryer and sink unit with storage under.



Outside

To the front of the property is a generous **driveway** that allows for ample off road parking, **electric car charging point** and gated access to the side and rear of the property.

To the rear of the property is a garden laid to lawn with a paved patio area and timber panel fence surrounding.

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

Landing which has hatch to roof space, inset spot lighting and doors too...

Bathroom which has a 'P' shaped bath with electric shower unit over, wash hand basin with mixer tap and vanity unit under, WC heated towel rail, tiled flooring, fully tiled walls and a double glazed window with obscure glass to the side.

Bedroom which has a radiator and double glazed window to the rear.

Bedroom which has a built in storage cupboard, radiator and UPVC double glazed window to the rear.

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



EPC: D62

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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