



132 Cornwall Road,  
Tettenhall Wood,  
Wolverhampton,  
WV6 8UZ

nick tart

## Key Features

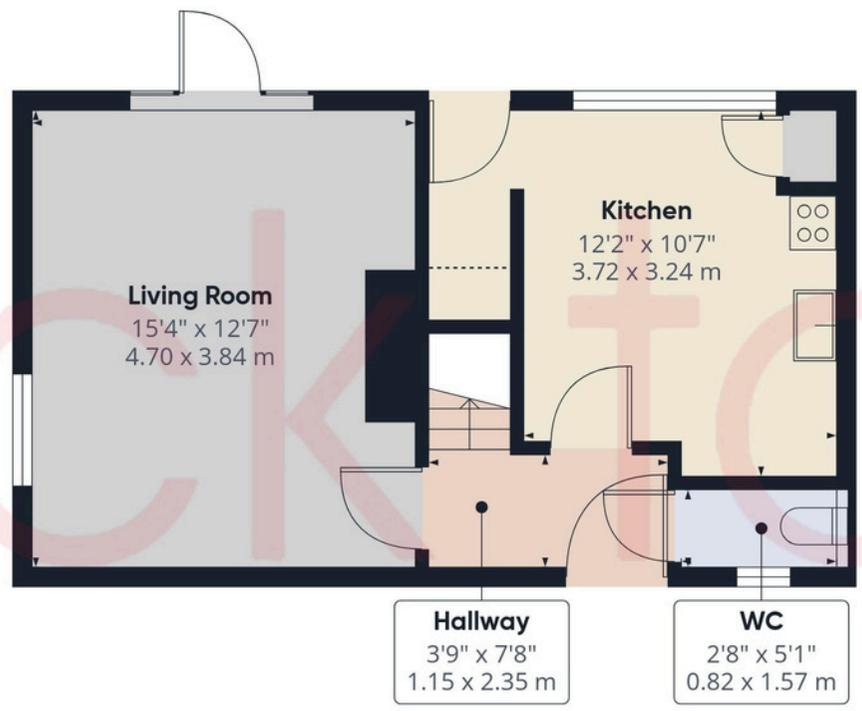
- No upward chain
- Potential to extend (spp)
- Generous rear garden
- Popular estate
- Convenient to local shops
- Convenient to bus routes
- Subject to reserve price
- For Sale by Modern Auction - T & C's apply

## Contact Us

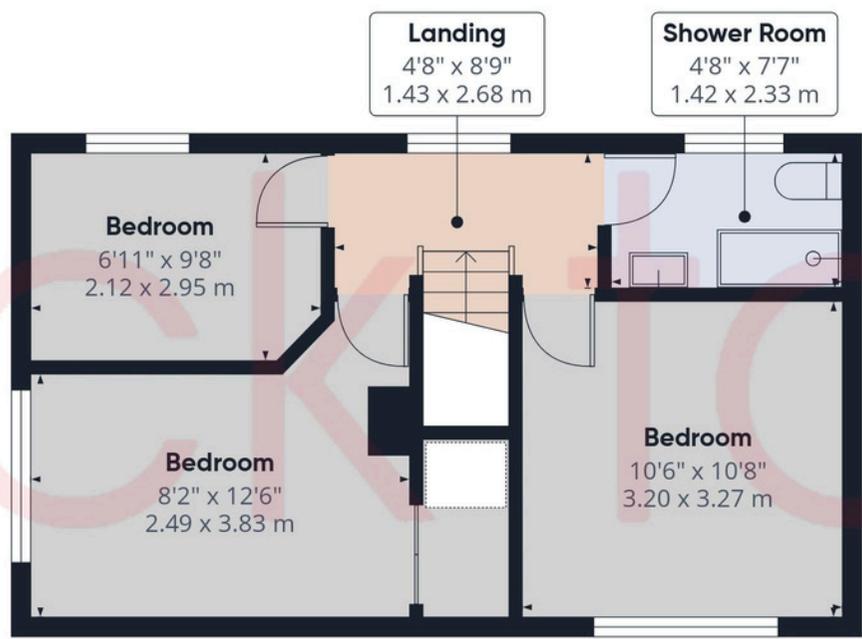
01902 755585

wolverhampton@nicktart.com





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
766 ft<sup>2</sup>  
71 m<sup>2</sup>

**Reduced headroom**  
4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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 hall** which has UPVC double glazed front door with obscure glass, radiator, tiled flooring, access to the **downstairs WC**, staircase rising to the first floor and doors to the...

**Kitchen** which has a matching range of base level units with work surfaces over and additional storage over, circular sink unit with mixer tap, plumbing for washing machine, gas cooker point, storage cupboard housing the *Worcester* gas boiler, tiled flooring, radiator and UPVC double door and window facing outside.

**Living room** Has a feature fireplace, radiator, UPVC double glazed window to the side and UPVC double glazed patio door leading to the garden.



## Outside

To the rear of the property is a garden that sweeps around to the side of the property which enjoys a lawn, patio area with pleasant flower and shrub borders 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

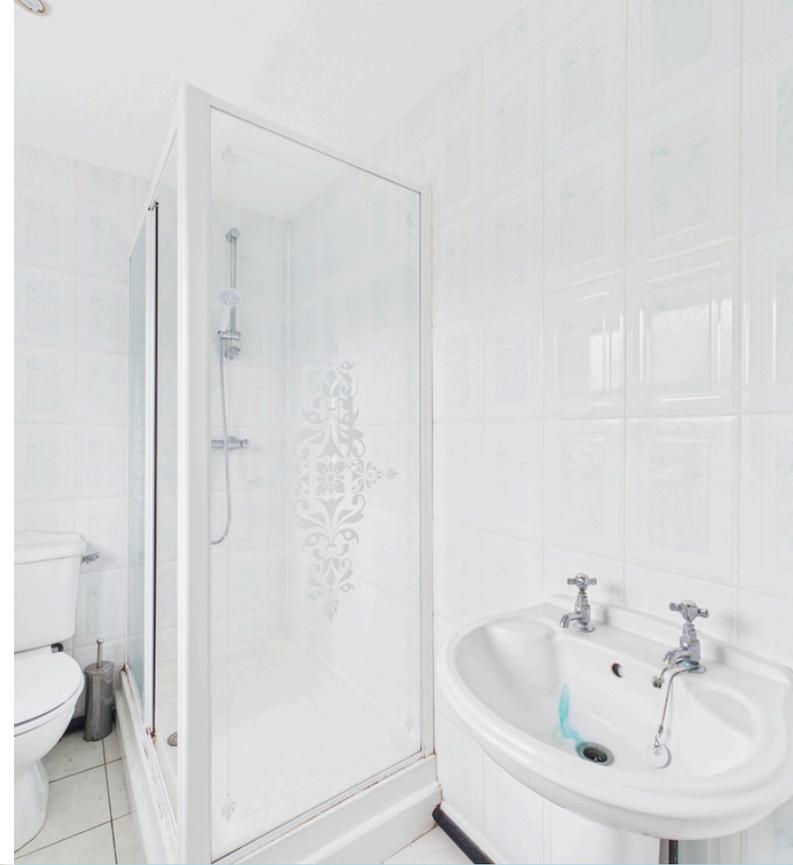
**Landing** which has UPVC double glazed window to the rear and doors to...

**Shower room** Enjoys a shower cubicle, WC, pedestal wash hand basin, radiator, tiled flooring, fully tiled walls and UPVC double glazed window with obscure glass to the rear.

**Bedroom** which has hatch to roof space, radiator and UPVC double glazed window to the fore.

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

**Bedroom** which has built in wardrobes, a radiator and UPVC double glazed window to the side.



**EPC: C71**

**Tenure** – we are advised the property is Freehold (flying).

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

**Council Tax – Band B** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

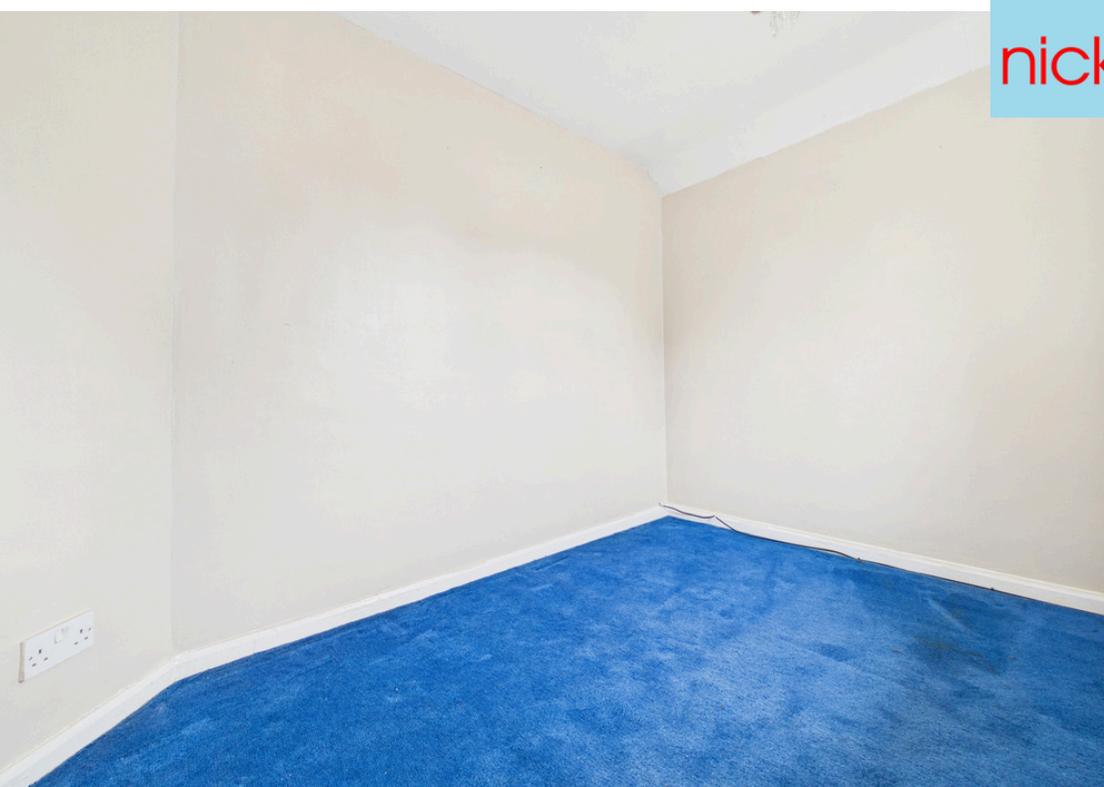
Important

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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