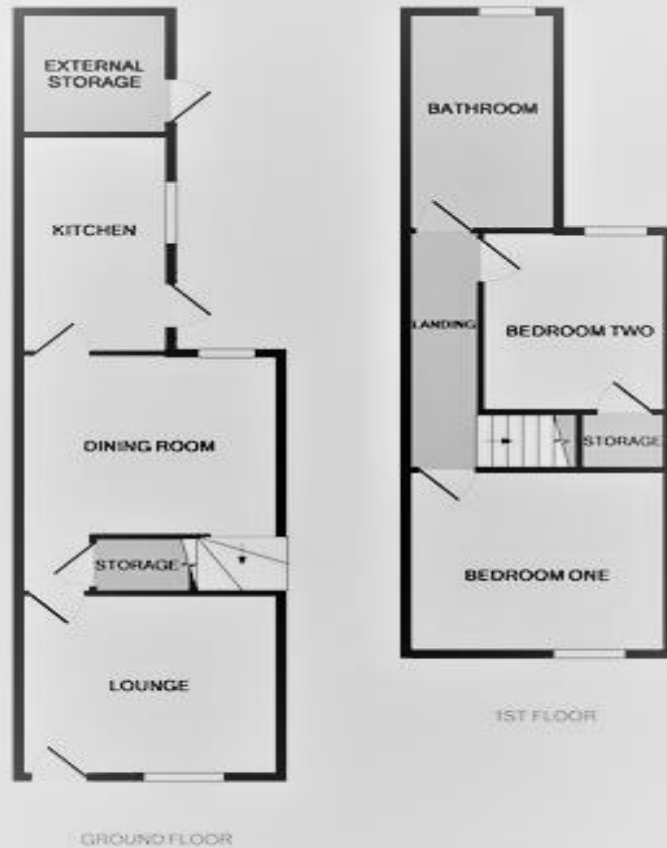




nick tart

Church road, Bradmore, WV3 7ER



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The accuracy, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
 EPC: D59



Church road, Bradmore, WV3 7ER

- Sitting room
- Dining room
- Kitchen
- 2 Bedrooms
- Bathroom
- Rear garden
- Off road parking
- EPC: D59

The accommodation in further detail comprises...

Sitting room 3.45m x 3.40m (11'4 x 11'2)...with feature fire place with marble inset and matching hearth, coved ceiling, double glazed window, radiator and laminate flooring. In between the sitting room and dining room, is access to the cellar, which we understand is presently used for storage, but could be used for a multitude of purposes if required.

Separate rear Dining room 3.73m x 3.45m (12'3 x 11'4)...having feature fire place, double glazed window, coved ceiling, radiator and laminate flooring.

The refitted Kitchen 1.78m x 3.63m (5'10 x 11'11)...enjoys a matching suite of units, comprising of stainless steel single draining sink unit with range of cupboards with matching worktops, incorporating free stand cooker and fridge freezer recess, plumbing for automatic washing machine, wall cabinets, double glazed window, coved ceiling, ceramic tile floor and door into the rear courtyard.

Stairs lead from the dining room to the first floor landing.

Master bedroom 3.43m x 3.43m (11'3 x 11'3)...has double glazed window, radiator and coved ceiling.

Bedroom 2 3.71m x 2.57m (12'2 x 8'5)...has a feature cast iron fire place, radiator, double glazed window and built in wardrobe/cupboard.

Bathroom 2.11m x 3.76m (6'11 x 12'4)...a good size, incorporating a paneled bath and separate shower cubicle, close coupled WC, wash hand basin, two heated chrome towel rails, double glazed window, exposed floorboards and airing cupboard housing the gas central heating boiler.

Outside the property enjoys a front lawned garden and to the rear is shared access leading to off road parking whilst just beyond that there is a further enclosed garden area.

Tenure – we are advised the property is Freehold.

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).

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.

12 Upper Green, Tettenhall, Wolverhampton WV6 8QH

Tel: (01902) 755585

Fax: (01902) 751545

Email: wolverhampton@nicktart.com

www.nicktart.com



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