



49 Renton Road,
Oxley,
Wolverhampton,
WV10 6UR

nick tart

Key Features

- Semi detached
- Living room
- Kitchen
- Utility area
- Downstairs shower room
- Downstairs WC & office space
- Choice of 3 bedrooms
- Bathroom
- Fully boarded loft space
- Detached outside workshop & store

Contact Us

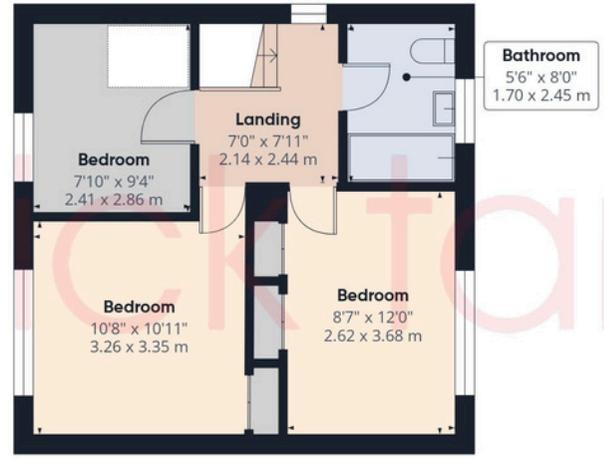
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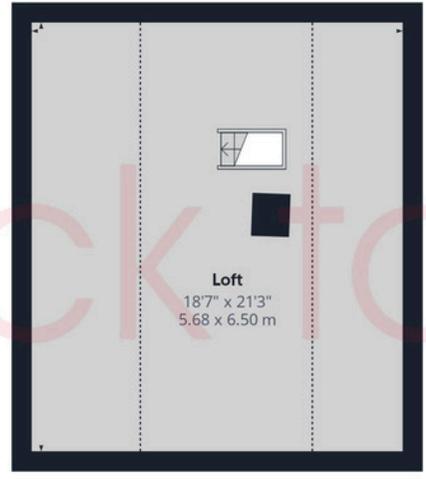




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1542 ft²
143.5 m²

Reduced headroom
212 ft²
19.7 m²

(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

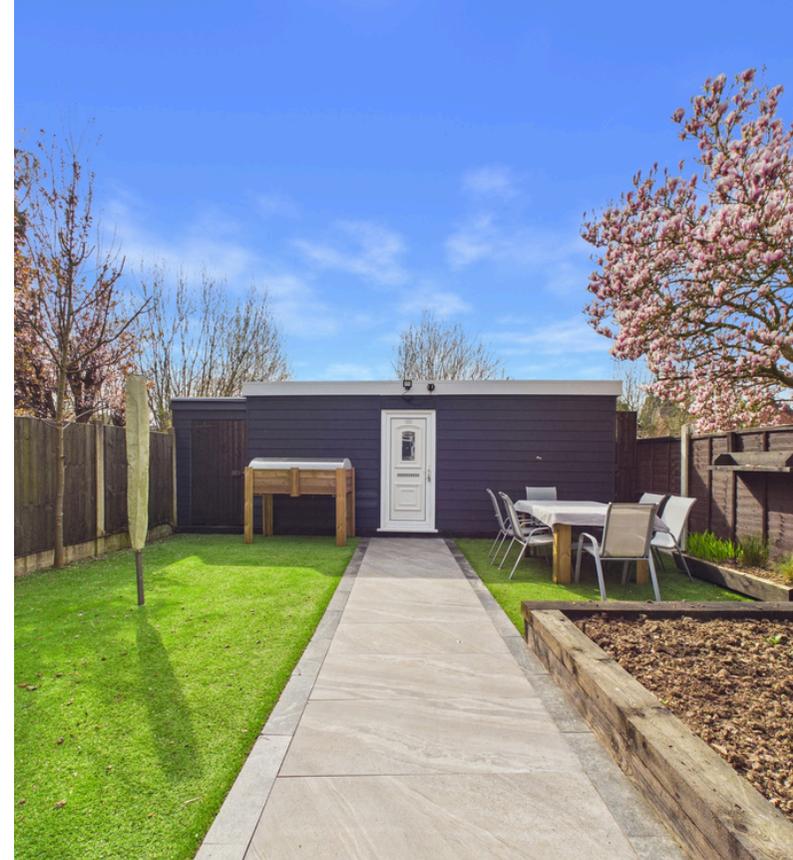
Entrance hall is approached via a composite style front door with obscure glass, radiator, UPVC double glazed window with obscure glass to the side, staircase rising to the first floor and door to...

Living and dining area which has feature fireplace with tiled back and hearth (open fire, not tested), radiator, UPVC double glazed window to the fore and UPVC double glazed patio doors lead outside

Kitchen Has a matching range of wall and base level units with work surface over, double sink unit with mixer tap, plumbing for dish washer, built in oven with 5 ring gas hob and extractor fan over, understairs storage cupboard, radiator, wall mounted heated towel rail, space for inset American style fridge freezer and an internal door that leads to the...

Side entry This is used as a utility space and has plumbing for washing machine, space for dryer, storage units with work surface over, radiator, tiled flooring and further doors to...

Shower cubicle and Home office which has a radiator and **WC** with a window to the fore.



Outside

To the rear of the property there is a decked patio area, wood store, artificial grass and **single storey workshop** which has the benefit of power and light points with additional storage facility to the side. To the front of the property is a **driveway** that allows for offroad parking.

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

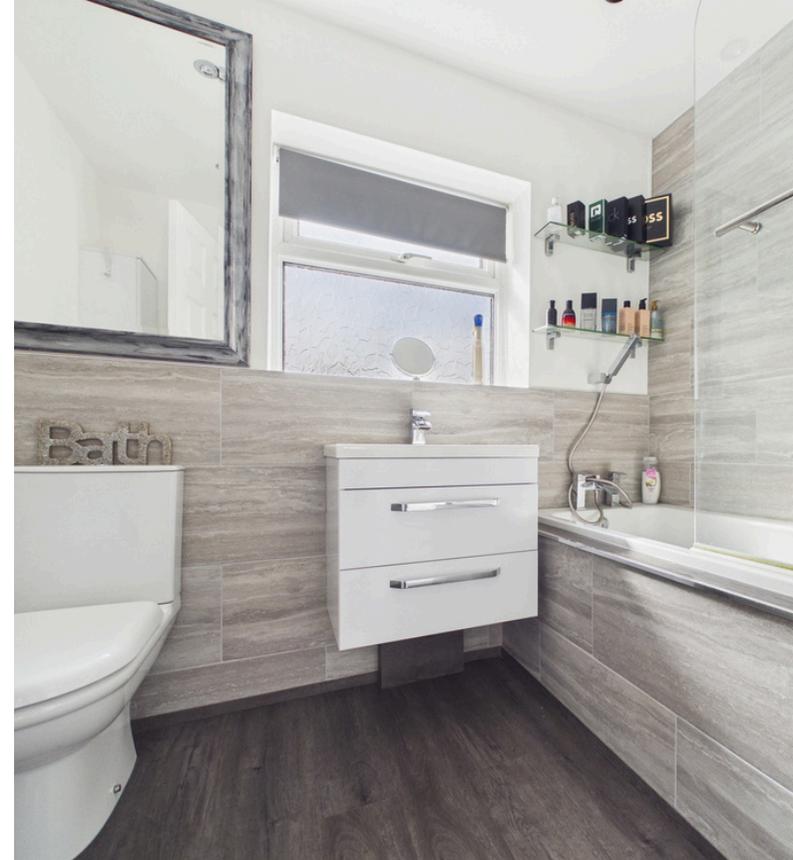
Landing which has hatch to roof space, UPVC double glazed window with obscure glass to the side and doors to...

Bathroom Has a suite comprising of tiled bath with mixer tap and electric 'Triton' shower unit over, two draw wall hung vanity unit with wash hand basin and mixer tap over, WC, heated towel rail, part tiled walls, wood effect flooring and UPVC double glazed window with obscure glass to the rear.

Bedroom which has built in wardrobe housing a gas boiler, further built in wardrobes with overhead storage, radiator and UPVC double glazed windows to the rear.

Bedroom which has built in wardrobes, radiator and UPVC double glazed windows to the fore.

Bedroom which has a radiator and UPVC double glazed windows to the fore.



EPC: C71

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).

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 conveyancing partners including, Move Reports UK Ltd and Kingsley Bond where we currently receive a referral fee of £200 / £300 for each transaction.



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