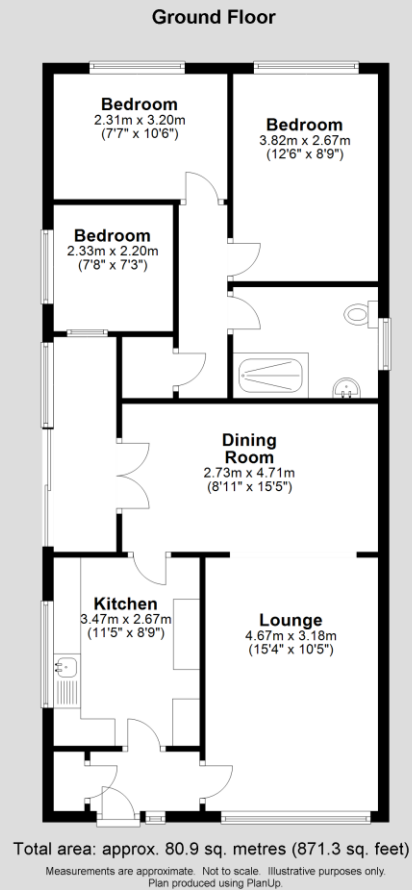




Clewley Drive, Pendeford, Wolverhampton, WV9 5LB



Clewley Drive, Pendeford, WV9 5LB

- Entrance Hall
- Lounge
- Dining Area
- Kitchen
- 3 Bedrooms
- Wet Room
- No Upward Chain
- EPC: D65



The accommodation in further detail comprises...

Entrance Hall has a UPVC double-glazed front door and window, storage cupboard, radiator, and doors to...

Lounge with a feature fireplace, radiator, double-glazed window to the fore and an archway leading to...

Dining area which has a radiator, double-glazed patio style doors leading to the Verandah and an internal door leading to...

Kitchen has a matching range of wall and base units with worksurfaces over, sink unit with mixer tap, plumbing for a washing machine, wall mounted gas boiler, gas cooker point, radiator and fully tiled walls with a double-glazed window to the side...

Inner Hall has a storage cupboard, hatch to roof space and doors to...

Wet Room has a 'Mira' electric shower unit, wash hand basin, with a mixer tap and Vanity unit under, WC, heated towel rail and a double-glazed window with obscure glass to the side...

Bedroom has fitted wardrobes with matching overhead storage, radiator and double-glazed window to the side...

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

Bedroom has a double-glazed window to the side and radiator...

Outside

Detached Garage with access via an up and over door...

Garden has a paved patio area, lawn, and gated access to the front.

Parking is via a driveway to the front of the property.

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).

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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