



nick tart

31 Fir Street, Gospel End, Dudley, DY3 4AD

WC  
2'7" x 3'9"  
0.79 x 1.15 m



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1252.09 ft<sup>2</sup>  
116.32 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



# 31 Fir Street Gospel End DY3 4AD

- Lounge
- Kitchen area
- Dining area
- Garden room
- Utility with WC
- 3 Bedrooms
- Bathroom
- EPC: D66

## The accommodation in further detail comprises...

**Entrance hall** approached via the side of the property via UPVC front door has radiator, tiled flooring, staircase rising to the first floor and doors to...

**Lounge** which has a feature exposed brick fireplace with an open chimney and gas point (not tested), radiator and UPVC double-glazed windows to the front and side respectively.

**Dining area** which has radiator and storage cupboard.

**Kitchen area** which has a matching range of wall and base level units with work surfaces over, integrated fridge, gas cooker point with extractor fan over, sink unit with mixer tap and single-glazed internal doors and windows lead to the...

**Garden room** which has exposed floorboards, radiator, feature exposed brick fireplace with gas fire and an internal door leads to...

**Garage** which has an up and over door, the benefit of power and light points and an internal door leads to...

**Downstairs WC/Utility** which has wall mounted gas combination boiler, plumbing for washing machine, space for dryer, sink unit with work surface and storage cupboards under and over with a single-glazed window facing to the side.

**Landing** which has hatch to roof space with doors to...

**Bedroom** which has built in wardrobe, radiator and UPVC double-glazed window to the front and side.

**Bedroom** which has radiator, overhead storage cupboards and UPVC double-glazed window to the fore.

**Bedroom** which has built in wardrobe, radiator and UPVC double-glazed window to the rear.

**Bathroom** which has a 'P' shaped bath with shower unit over, WC, pedestal wash hand basin, radiator, inset spot lighting and UPVC double-glazed window to the rear.

**Outside** the property is a manicured fore garden and a driveway that allows off road parking. The surprisingly spacious rear garden is laid to lawn with a decked patio area and pleasant flower and shrub borders surrounding the immaculate lawns.

**Tenure** – we are advised the property is Freehold.

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

**Council Tax** – Band D (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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