



nick tart

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109 Lower Villiers Street, Blakenhall, Wolverhampton
WV2 4NB

Presented to the market with the benefit of no upward chain this semi-detached home offers a buyer the opportunity to totally modernize a transform a property which has convenient access to the A449 and Birmingham New Road. The property briefly comprises off...

- Entrance Hall
- 2 Reception rooms
- Kitchen
- Utility/Verandah
- 3 Bedrooms
- Shower room
- Separate WC
- Front garden
- Rear garden
- Energy Rating: G6

Entrance Porch having UVPC doubled glazed door and window with obscure glass. **Entrance hall** has wood flooring, wall mounted gas heater, secondary glazed window to the fore, staircase rising to the first floor and doors too... **Dining room** which has fire place and single glazed bay window to the fore. **Lounge** has a gas fire and doors to the utility and kitchen. **Utility/Verandah** has a range of storage cupboards, the benefit of plumbing for washing machine and secondary glazed door with obscure glass to the rear. **Kitchen** has a sink unit with mixer tap, storage cupboard and door to the side passage and single glazed window to the rear. **Landing** has single glazed window to the rear and doors too... **Bedroom** has single glazed window to the fore and exposed floor boards. **Bedroom** has single glazed bay window to the fore and fireplace with gas point. **Bedroom** has single glazed window to the rear. **WC** has single glazed window to the side with obscure glass. **Shower room** has an electric 'Triton' shower unit pedestal wash hand basin, storage cupboard housing the hot water cylinder and single glazed window to the rear with obscure glass.

Outside

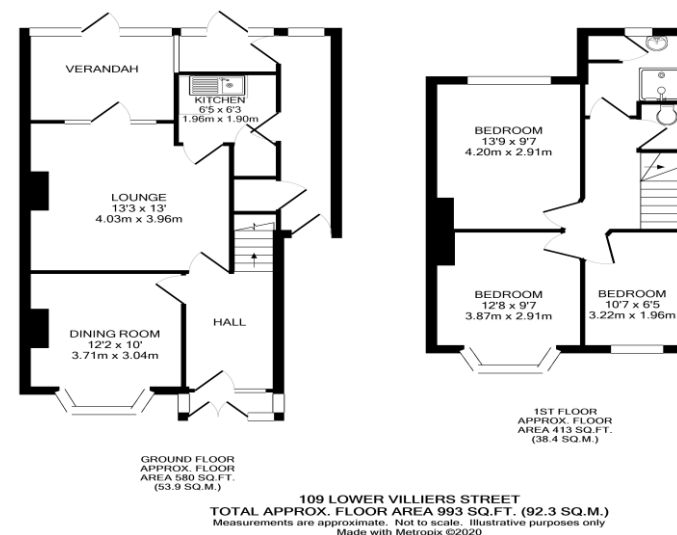
The rear garden is laid to lawn. The front garden is also laid to lawn with a partially lowered dropped curb offer the potential of a driveway

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).

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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