



36 Waterhead Drive,
Bushbury,
Wolverhampton,
WV10 8NY

nick tart

Key Features

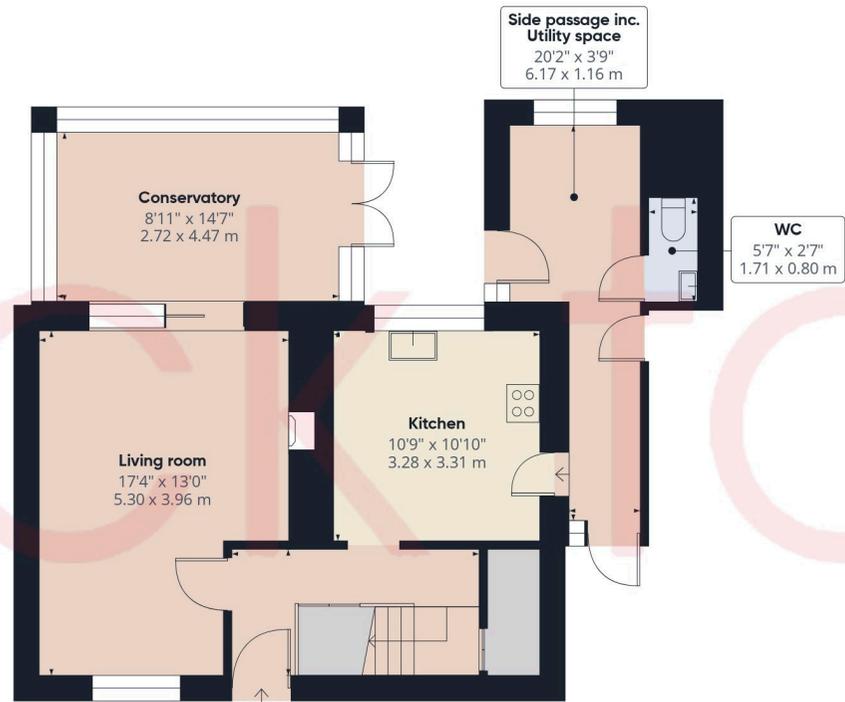
- Entrance hall
- Kitchen
- Living room
- Conservatory
- Utility space
- Choice of three bedrooms
- Bathroom

Contact Us

01902 755585

wolverhampton@nicktart.com



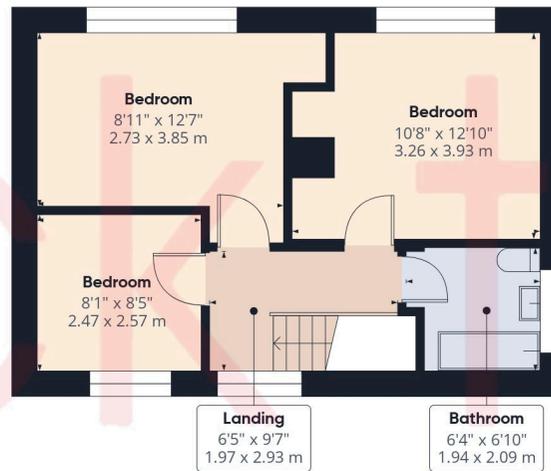


Ground Floor

Approximate total area⁽¹⁾

1089 ft²

101.2 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

nick tart

Ground Floor

Entrance hall which has UPVC style front door with obscure stained glass, exposed floorboards, understairs storage cupboard and doors to...

Kitchen which has a matching range of wall and base level units with work surfaces over, built in electric oven with gas hob and extractor fan over, 1½ bowl sink unit with mixer tap, plumbing for dish washer, radiator, tiled flooring, UPVC double glazed windows to the rear and an internal door that leads to the...

Side passage which has exits to the front and rear respectively and offers a...

Utility area which has work surfaces with plumbing for washing machine and space for dryer under, a downstairs WC with wash hand basin plus further storage.

Living room which has exposed floorboards, x2 radiators, wood burner with attractive surround and sliding patio doors lead to the...

Conservatory which is of brick and UPVC construction and enjoys exposed brickwork and laminate wood effect flooring.



Outside

To the rear of the property there is a paved patio area, lawn, timber garden store and a further decked patio area.

To the front of the property there is a **driveway** that allows for off road 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.



nick tart

First Floor

Landing which has x2 UPVC double glazed windows, hatch to roof space, storage cupboard and doors to...

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

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

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

Bathroom which has a suite comprising of panel bath with shower attachment over, pedestal wash hand basin, WC, wood effect flooring, radiator and UPVC double glazed windows with obscure glass to the side.



EPC: C69

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).

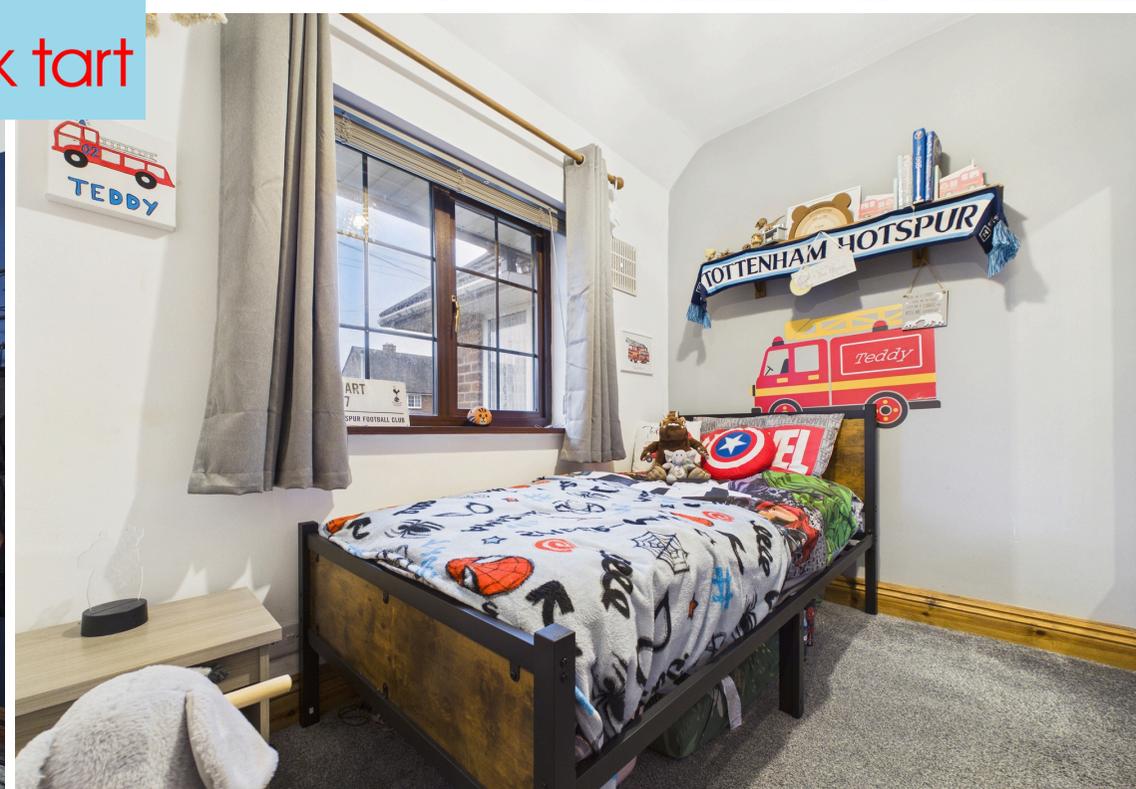
Important

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.



nick tart



nick tart

