

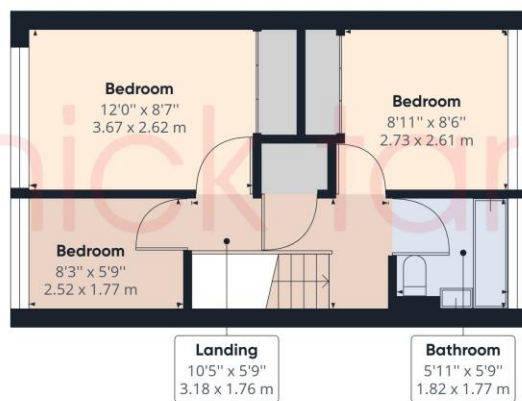


30 Broadway, Finchfield, Wolverhampton, WV3 9HQ

nick tart



Ground Floor



Floor 1

nick tart

Approximate total area<sup>(1)</sup>

710.57 ft<sup>2</sup>  
66.01 m<sup>2</sup>

Reduced headroom

16.37 ft<sup>2</sup>  
1.52 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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



## 30 Broadway Finchfield WV3 9HQ

- Porch
- Lounge
- Kitchen
- Dining kitchen
- 3 Bedrooms
- Bathroom
- Well maintained rear garden
- EPC: C73

## The accommodation in further detail comprises...

**Entrance porch** which has access from the side, where there is a UPVC double-glazed window and door with obscure glass, laminate flooring and an internal door to...

**Lounge** which has an inset contemporary gas fire, UPVC double-glazed window to the fore, radiator, staircase rising to the first floor and internal double glass doors lead to...

**Kitchen** which has a matching range of wall and base level units with work surfaces over, space for fridge/freezer, built in electric oven with gas hob and extractor fan over, circular sink unit with mixer tap, plumbing for washing machine and dishwasher, space for dining table, radiator, laminate flooring, inset spotlighting and UPVC double-glazed window and patio doors leading outside.

**Outside** the property there is a low maintenance rear garden with Astro turf lawn for outside seating/entertaining plus X2 paved patio areas.

**Landing** which has hatch to roof space, storage cupboard housing the gas combination boiler and doors to...

**Bathroom** which has a white suite comprising of 'P' shaped bath with shower over, WC, wash hand basin with two draw vanity unit under, chrome heated towel rail, fully tiled walls, tile effect flooring, inset spot lighting and UPVC double-glazed window with obscure glass to the rear.

**Bedroom** which enjoys built in wardrobes, laminate flooring, radiator and UPVC double-glazed window to the rear.

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

**Bedroom** which has radiator and UPVC double-glazed window to the fore.

### Parking

To the front of the property is a driveway that allows off road parking for ample cars. A garage is also included within a separate block.

**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).

**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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Also at  
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