



nick tart

18 Akron Drive, Oxley, Wolverhampton, WV10 6EG



## 18 Akron Drive, Oxley, WV10 6EG

- Entrance hall
- Kitchen area
- Lounge area
- 2 Bedrooms
- Bathroom
- Artificial lawn with patio
- Driveway
- EPC: C78

## The accommodation in further detail comprises...

**Entrance hall** which has tiled flooring, radiator, staircase rising to the first floor and door to...

**Open plan lounge/kitchen** which has kitchen area, wood effect flooring, matching range of wall and base level units with work surfaces over, 1½ bowl sink unit with mixer tap, plumbing for washing machine, built in electric oven with gas hob and extractor fan over, wall mounted 'Logic' gas combination boiler, UPVC double-glazed window to the fore, breakfast bar, door to **WC** and wash hand basin.

**Lounge area** which is carpeted, has X2 radiators and double UPVC double-glazed patio doors lead outside.

Upstairs the **landing** has hatch to roof space with doors to...

**Bedroom** which has a matching range of fitted wardrobes with matching overhead storage, radiator and UPVC double-glazed window to the rear.

**Bathroom** has a suite comprising of panel bath with shower over, pedestal wash hand basin, WC, radiator and UPVC double-glazed window with obscure glass to the side.

**Bedroom** which has radiator and X2 UPVC double-glazed windows to the fore.

**Outside** the property has a decked patio area and Astro turf lawn with gated access leading to the front elevation where there is a driveway that allows off road parking.

**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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