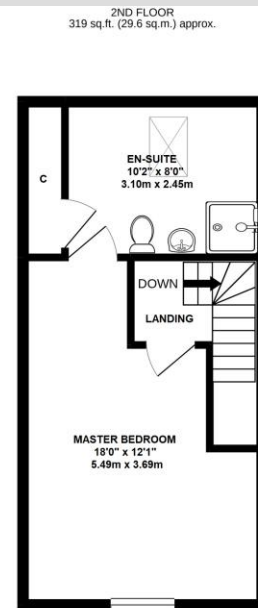
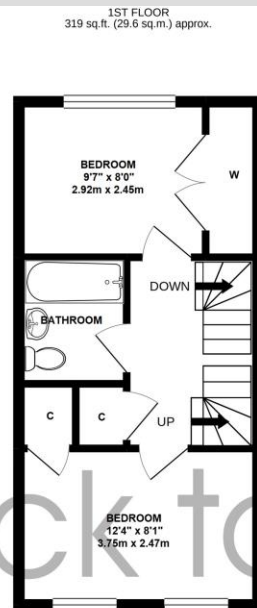
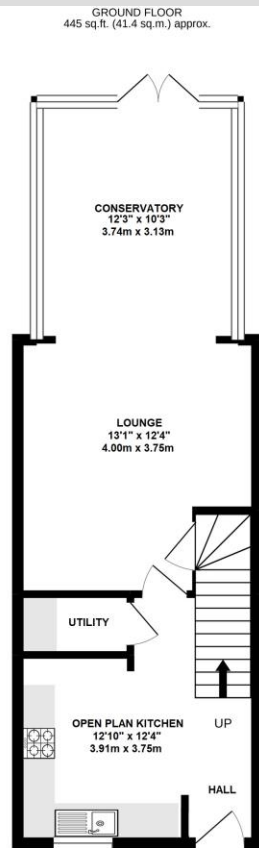




'18 Alameda Gardens, Tettenhall, Wolverhampton, WV6 9EX'

nick tart



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan 10/2021



'18 Alameda Gardens, Tettenhall, WV6 9EX'

Situated in a popular residential area within a modern and selective development off Sandy Lane this 3- storey end-town house was constructed in 2007 by "Bellway Homes". The property provides versatile living accommodation over three floors which briefly includes:

- Kitchen
- Lounge
- Coservatory
- 3 bedrooms
- Bathroom
- Master bedroom ensuite
- Garage & Driveway
- Rear garden
- Parking behind electric gates
- EPC: C74

The accommodation in further detail comprises...

Kitchen has a matching range of wall and base units with work surfaces over, wall mounted gas boiler, one and a half bowl sink unit with mixer tap, plumbing for dishwasher, built in gas oven with gas hob extractor fan over, radiator, double glazed window to the fore, staircase rising to the first floor and wood effect flooring...

Storage cupboard has the benefit of plumbing for washing machine, space for dryer and pedestal wash hand basin...

Lounge has a gas fire with feature surround, under stairs storage cupboard, radiator, wood effect flooring and a squared opening leads to...

Conservatory which has radiator and wood effect flooring...

Landing has a storage cupboard housing the hot water cylinder, staircase rising to the second floor and door to...

Bedroom has a built in double wardrobe, radiator and double glazed window to the rear...

Bathroom has panel bath, mixer tap, pedestal wash hand basin, WC & radiator...

Bedroom has built in wardrobe, radiator and double glazed window to the fore...

On the second floor...

Master bedroom has hatch to roof space, radiator and double glazed window to the fore with door to...

Ensuite has shower cubicle, pedestal wash hand basin, WC, built in storage cupboard, double glazed Velux window.

Outside...

Garden has a paved patio area, lawn and gated access to the garage and driveway...

Communal gardens are also found at the front of the property.

Garage is located at the end of the garden accessed via a secured gate and offers an up and over door and has the benefit of power and light points...

Parking is provided by driveway in front of the garage itself and is found behind secure electronic gates.

We are advised there is a communal service charge of £585.81.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band C (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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