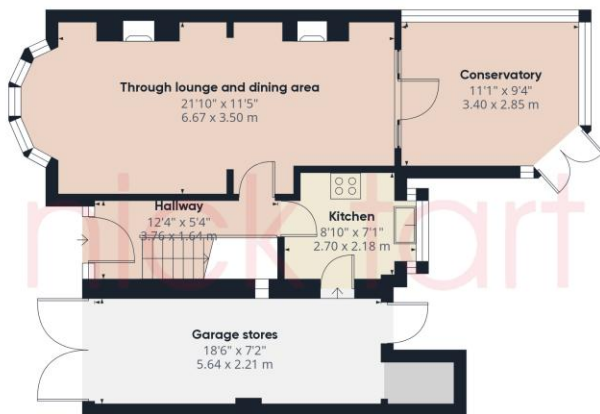


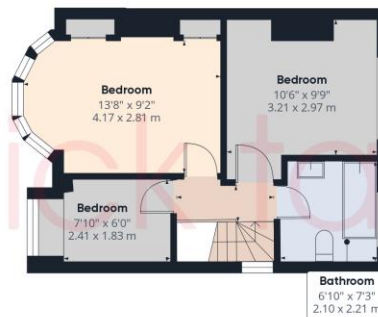


Fairview Road, Wednesfield, WV11 1BT

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1107.82 ft²
102.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Situated in a popular and established residential area on the fringe of Wednesfield Village with its excellent range of local amenities including shops, schools and public transport services close by, this traditional semi-detached property provides a practical and versatile layout of living accommodation and although has seen some modernisation over the years it is our opinion that this property would be ideal for first buyers or those discerning purchasers looking to acquire a property that they can restyle or update to their own requirements.

- Entrance hall
- Through lounge and dining area
- Double-glazed conservatory
- Fitted kitchen
- A choice of three first floor bedrooms
- Family bathroom
- Off road parking
- Garage stores
- Low maintenance rear garden
- Additional detached garage stores

Located a short driving distance from Wolverhampton city centre the gas centrally heated and double-glazed interior in further detail comprises...

Ground floor

Entrance hall which has laminate flooring, dado rail, radiator and understairs stores.

Through lounge and dining area.

Lounge which has a feature fireplace with living flame gas fire with marble inset and a matching hearth, a walk-in bay window, coved ceiling and a dado rail.

Dining area which has a coved ceiling, a dado rail and a radiator.

Double-glazed door leads into the **conservatory** which has a radiator and access into the rear garden.

Fitted kitchen which has a matching suite of units comprising of a stainless-steel single-drainer sink unit with a range of cupboards with matching worktops and tiled splash backs incorporating a built in electric oven and gas hob with an extractor fan over, plumbing for automatic washing machine, a range of wall cabinets, a double-glazed window and access into **garage stores**.

Stairs lead from the entrance hall to...

First floor

Landing which has a double-glazed window.

Bedroom one which has a double-glazed window, built in wardrobes and a radiator.

Bedroom two which has a double-glazed window, a radiator and a dado rail.

Bedroom three which has a double-glazed bow window and a radiator.

Fitted bathroom which has a L shaped paneled bath with an electric shower and screen, a separate shower spray, a close coupled WC, a pedestal wash hand basin, a heated chrome towel rail, tiled walls, a double-glazed window and a wall mounted Worcester Bosch gas central heating boiler..

Outside

The property is approached via a **double width driveway** leading to **attached garage stores**.

The **low maintenance rear garden** is majority paved with Cotswold stone borders, a variety of shrubs and trees and detached pre-fabricated additional detached garage stores.

EPC – D61

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.

