



1 Westland Gardens,
Wolverhampton,
WV3 9NU

nick tart

Key Features

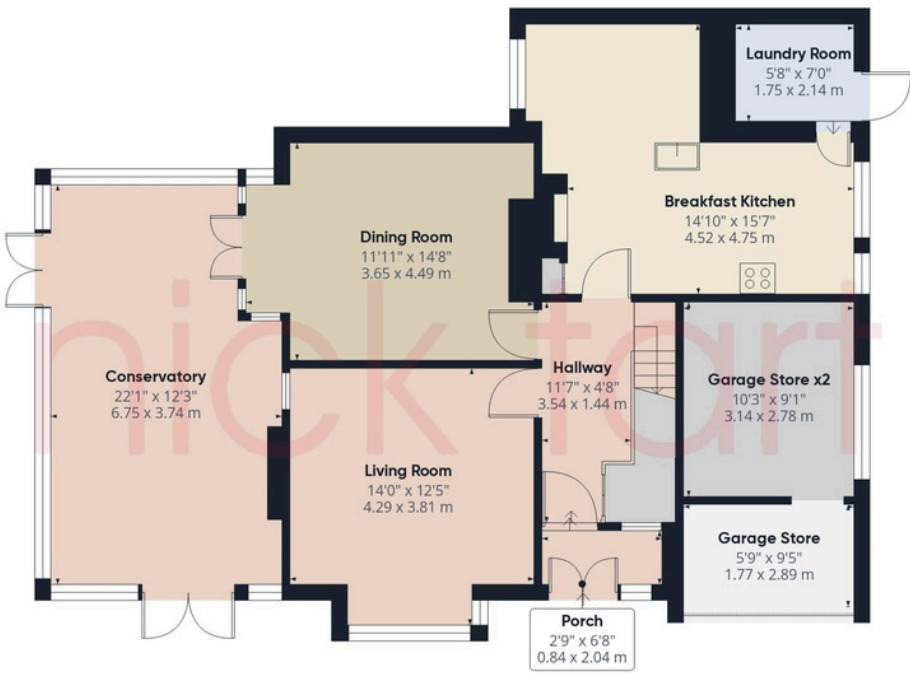
- No upward chain
- Separate outside office / studio
- Conservatory
- Quiet cul-de sac
- Family home
- Garage store
- Ample parking
- Spacious rooms

Contact Us

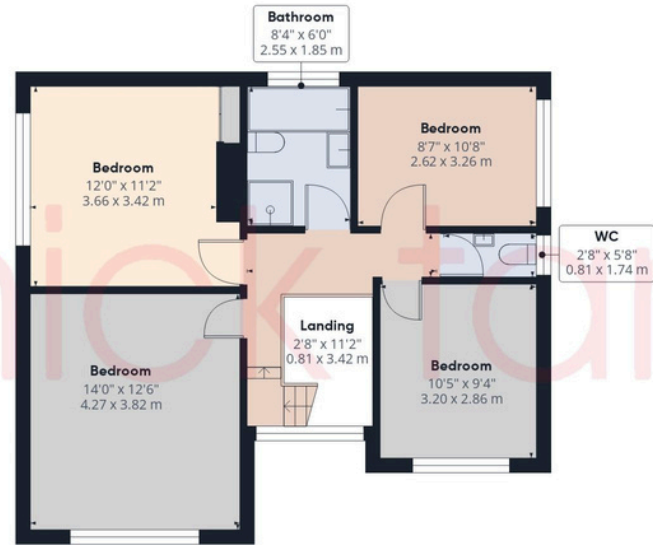
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1831 ft²

170.2 m²



Ground Floor Building 2

(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.

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Ground Floor

Entrance porch which has *Minton* tile style flooring and a single glazed timber front door.

Entrance hall which has wood flooring, understairs storage cupboard, a radiator, staircase rising to the first floor with doors to...

Living room which has a feature fireplace with gas fire (not serviced), *Herringbone* styled flooring, squared bay UPVC double glazed windows to the fore and a radiator.

Dining room which has a radiator, UPVC double glazed windows to the side and single glazed timber framed double doors leading to the...

Conservatory which is of brick and UPVC construction and has doors leading to the side and rear.

Breakfast kitchen has a matching range of wall and base level units with work surfaces over, gas cooker point, radiator x2, plumbing for a dish washer, UPVC double glazed windows to the side, double glazed Velux window in the ceiling, 1 ½ bowl sink unit with extendable mixer tap, single glazed timber window to the side and an internal door leading to the...

Laundry room which has plumbing for washing machine, space for dryer, wall mounted gas combination boiler and a single glazed window and door leading to the side.



Outside

Office / Studio which is of timber and UPVC construction and has the benefit of power and light points.

To the rear of the property is a paved patio area, timber framed **garden room**, lawn surrounded by pleasant flower and shrub borders and gated access to the front elevation. To the front of the property is a driveway that allows for off road parking accompanied by a garage which has the benefit of power and lighting.

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.



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First Floor

Landing which has a hatch to rood space, UPVC double glazed window to the fore, radiator and doors to...

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

Cloakroom which has a WC, radiator, part tiled walls and UPVC double glazed window with obscure glass to the side.

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

Shower room which enjoys a shower cubicle, WC, bidet, pedestal wash hand basin with mixer tap, panel bath with mixer tap, radiator, heated towel rail, fully tiled walls and UPVC double glazed windows to the rear.

Bedroom which has inset wardrobe, radiator and UPVC double glazed windows to the side.

Bedroom which has Herringbone style vinyl flooring, radiator and UPVC double glazed windows to the fore.



EPC: E53

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band E (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.





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