



27 Crowther Road,
Newbridge,
Wolverhampton,
WV6 0HZ

nick tart

Key Features

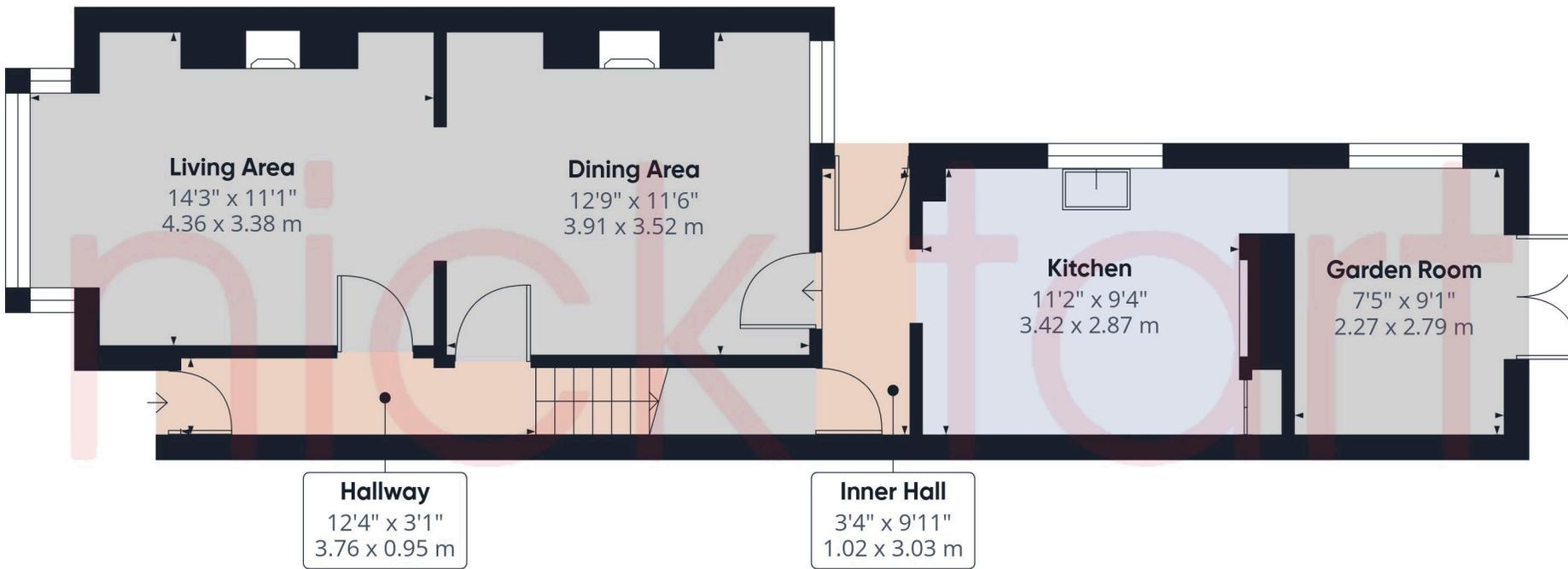
- No upwards chain
- Entrance hall
- Living area
- Dining area
- Kitchen
- Garden room
- Choice of 3 bedrooms
- Bathroom

Contact Us

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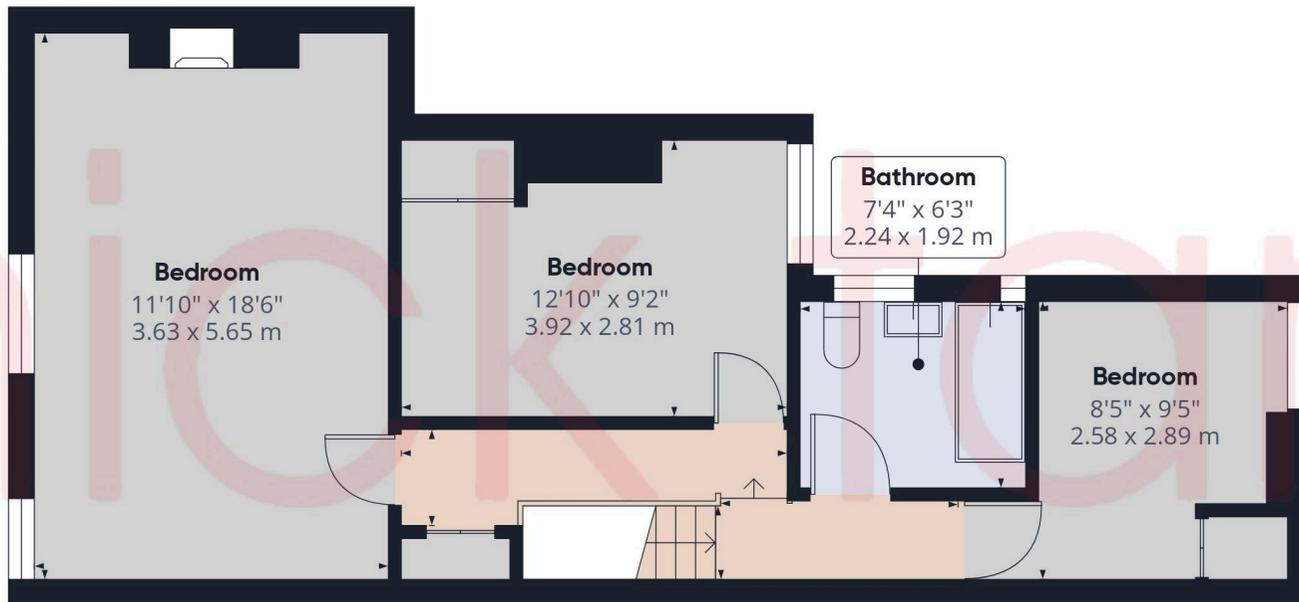


Ground Floor

Approximate total area⁽¹⁾

1096 ft²

102 m²



Floor 1



(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 hall has a timber framed front door with single glazed obscure glass, a radiator, period style mosaic style flooring, staircase rising to the first floor and doors to...

Living area Offers a feature open fireplace (not tested), radiator, exposed floorboards, squared UPVC double glazed bay window to the fore and a squared opening that leads to the...

Dining area which has a feature open fireplace (not tested), period tiles surrounding, radiator and UPVC double glazed windows to the rear.

Inner hall which has *Terracotta* style flooring, understairs storage cupboard, timber framed door that leads to the side of the property and a square opening to the...

Kitchen which has a matching range of wall and base level units with work surface over, 1 ½ bowl sink unit with mixer tap, plumbing for washing machine, gas cooker point with extractor fan, *Terracotta* tiled flooring and an opening leading to the...

Garden room Offers wood effect laminate flooring, radiator, inset spot lighting, UPVC double glazed window to the side and UPVC double glazed patio doors that lead outside.



Outside

To the rear of the property is a garden that enjoys a decked patio area with steps down to the lawn plus a timber garden store.

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 Has a hatch to roof space, storage cupboard, exposed floorboards, radiator and doors to...

Bedroom enjoys a feature fireplace, exposed floorboards, radiator and x2 UPVC double glazed windows to the fore.

Bedroom offers built in wardrobes, exposed floorboards, radiator and UPVC double glazed windows.

Bathroom Comprises of a suite with a panel bath and mixer tap, pedestal wash hand basin, WC, UPVC double glazed windows with obscure glass to the side, radiator, part tiled walls and vinyl tiled effect flooring.

Bedroom has a storage cupboard housing the gas combination boiler, radiator and UPVC double glazed windows to the rear.



EPC: D65

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).

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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