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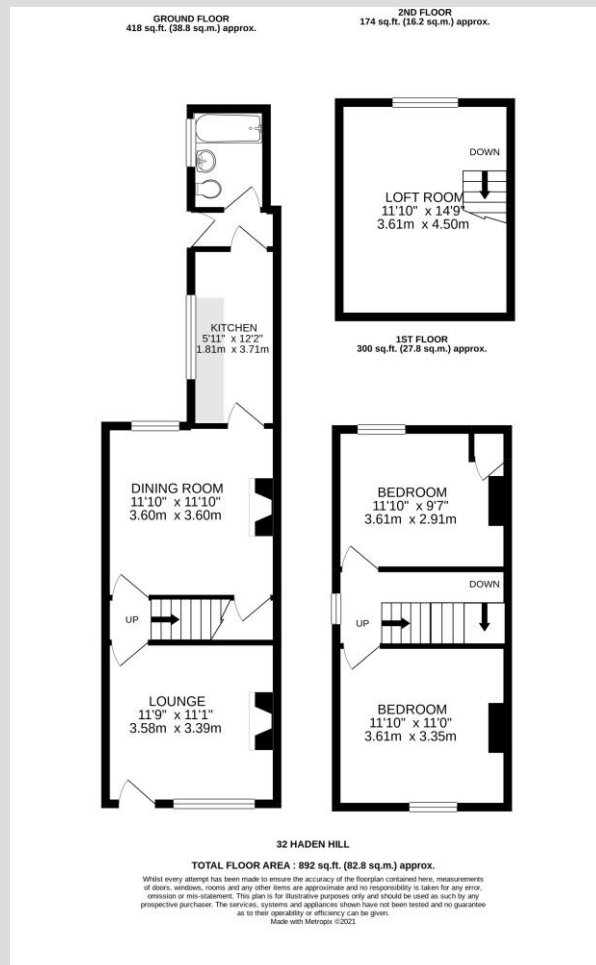
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32 Haden Hill, Wolverhampton, WV3 9PT



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A well presented end terrace property set on an established road which is convenient to the City Centre and Tettenhall Village is thought ideal as a first time purchase or a couple perhaps looking to downsize.

- Lounge
- Dining room
- Kitchen
- Bathroom
- 2 Double bedrooms
- Loft room
- Pleasant rear garden
- EPC Rating E41

The accommodation in further detail comprises...

Lounge having front door with arched double glazed window, single glazed window with obscure glass over, double glazed window to the fore, radiator, laminate flooring, feature fireplace with wood surround and door to...

Inner hall has staircase rising to the first floor and door to...

Dining room has laminate flooring, under stair storage cupboard, radiator, double glazed window to the rear and a door to...

Kitchen has a matching range of wall and base units with work surfaces over, sink unit, electric cooker point, radiator, laminate flooring and double glazed window to the side...

Bathroom has a suite comprising of a panel bath, with shower over, WC, pedestal wash hand basin, wall mounted heated towel rail, double glazed window with obscure glass to the side...

Landing has double glazed window with obscure glass to the side, radiator, laminate flooring and staircase rising to the second floor with doors off to...

Bedroom has fire place, laminate flooring, storage cupboard, housing a gas combination boiler, radiator, double glazed window to the rear...

Bedroom has double glazed window to the fore, laminate flooring, fireplace and radiator...

Loft room has laminate flooring, radiator, the benefit of power and light points, double glazed window to the rear.

Outside the pleasant rear garden is lawned with gated access to the front via a side passage.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band A (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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