



14 Parkes Avenue,
Codsall,
Wolverhampton,
WV8 2DX

nick tart

Key Features

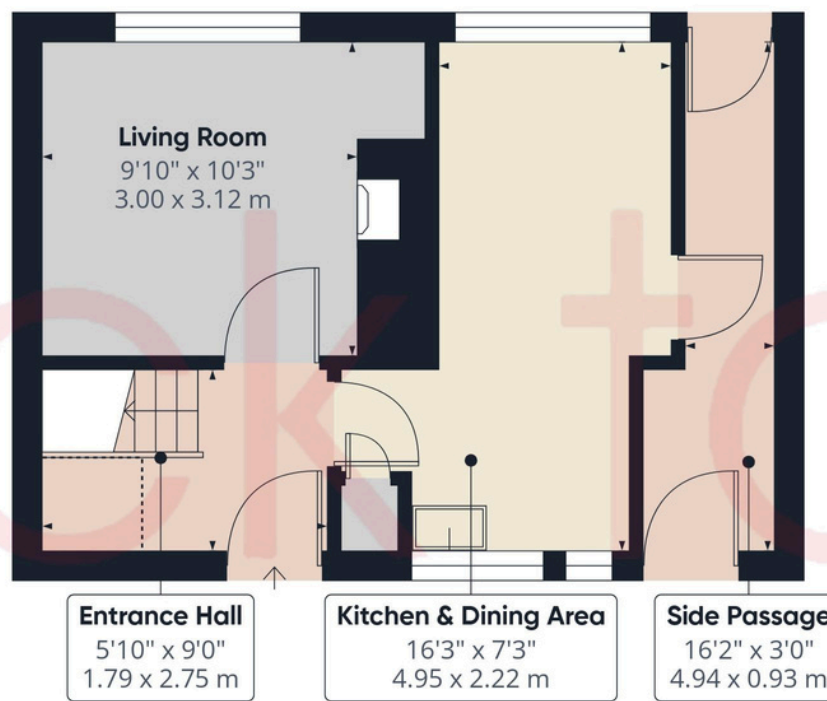
- No upward chain
- Entrance hall
- Kitchen & Dining areas
- Living room
- Choice of two bedrooms
- Bathroom with shower over

Contact Us

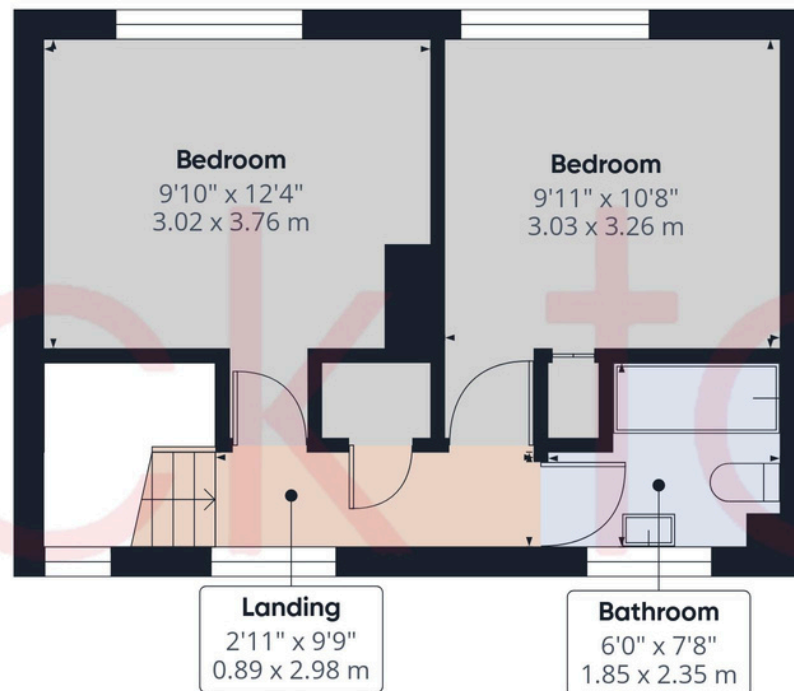
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

677 ft²
62.9 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 which has single glazed timber framed front door, radiator, staircase rising to the first floor and doors too...

Dining kitchen which has a matching range of wall and base level units with work surfaces over, sink unit, gas and electric cooker points, Minton styled tiled flooring, UPVC double glazed windows to the fore whilst the **Dining area** which has a radiator and UPVC double glazed windows to the rear.

Living room has feature fireplace with inset gas fire (not tested), laminate wood effect flooring, radiator and UPVC double glazed windows to the rear.



Outside

To the rear of the property is a paved patio area, lawn and x2 timber garden stores.

To the front of the property is a gravel **driveway** that allows for off road parking.

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 x2 UPVC double glazed windows to the fore, storage cupboard housing the gas combination boiler, radiator and doors too...

Bedroom which has hatch to roof space, radiator and UPVC double glazed windows to the rear.

Bedroom which has a built in wardrobe, radiator and UPVC double glazed windows to the rear.

Bathroom which has a suite comprising of panel bath with electric *Aquatronic* attachment over, WC, wash hand basin, wood effect flooring, radiator and UPVC double glazed window with obscure glass to the fore.



EPC: D63

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected. We are advised that the boiler will need replacing.

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.