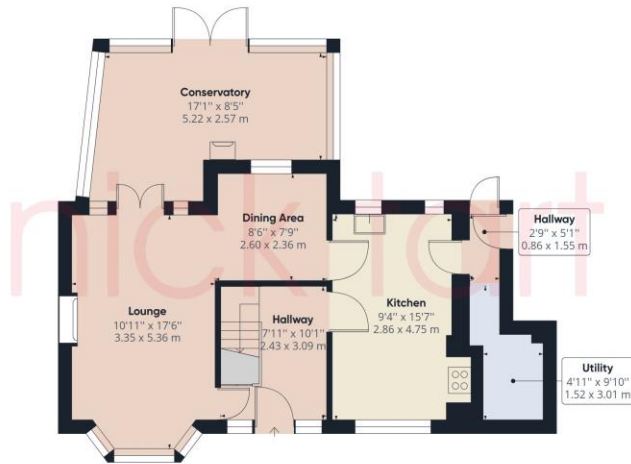




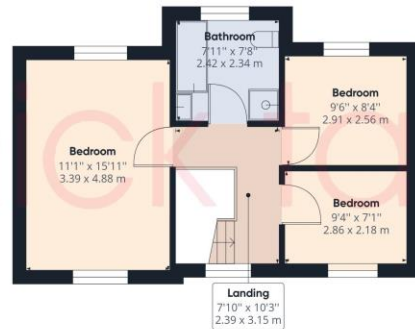
nick tart

17 Stubbs Road, Penn Fields, WV3 7DF





Ground Floor



Floor 1

nick tart

Approximate total area<sup>(1)</sup>

1177.39 ft<sup>2</sup>

109.38 m<sup>2</sup>

(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.

GIRAFFE360



# Stubbs Road, Penn Fields, WV3 7DF

- Entrance hall
- Kitchen + utility
- Conservatory
- Dining area
- 3 Bedrooms
- Bathroom
- 2 Driveways
- EPC: D57

## The accommodation in further detail comprises...

**Entrance hall** which has UPVC double-glazed window and doors with obscure stained glass, door to lounge, understairs storage cupboard, radiator, polished wood flooring, staircase rising to the first floor and door to...

**Kitchen** which has a matching range of wall and base level units with work surfaces over, 1½ bowl sink unit with mixer tap, gas cooker point, radiator, tiled flooring, internal door to the dining area and X2 UPVC double-glazed windows to the rear.

Door to the **side passage** offers access to the garden, storage cupboard and **utility area** which has work surface, space for fridge freezer, plumbing for washing machine, space for dryer and a wall mounted gas combination boiler.

**Dining area** which has polished wood flooring, radiator, UPVC double-glazed window to the rear and an archway leads to...

**Lounge** which has an attractive decorative fireplace with gas fire, radiator, polished wood flooring, UPVC double-glazed bay window to the fore and doors lead to...

**Conservatory** which is of brick and UPVC glass construction, ceiling light fan, tiled flooring and log burner.

**Landing** which has hatch to roof space, UPVC double-glazed window to the fore and doors to...

**Bedroom** which has radiator and UPVC double-glazed window to the fore.

**Bedroom** which has radiator and UPVC double-glazed window to the rear.

**Bathroom** which has a sunken wood panel bath, pedestal wash hand basin, WC, separate shower cubicle, inset spot lighting, vertical radiator, tiled flooring, fully tiled walls and UPVC double-glazed window with obscure glass to the rear.

**Master bedroom** with dual aspect UPVC double-glazed windows and radiator.

**Outside** to the front of the property is a gravel driveway that allows off road parking. There is a detached **garage** which has access via the side of the property approached via an additional driveway running along the side of the property behind secure timber gates. The rear garden has paved patio area, decked patio area, lawns and vegetable patch.

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected.

**Council Tax** – Band D (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.

12 Upper Green, Tettenhall, Wolverhampton WV6 8QH

Tel: (01902) 755585

Fax: (01902) 751545

Email: [wolverhampton@nicktart.com](mailto:wolverhampton@nicktart.com)

[www.nicktart.com](http://www.nicktart.com)



Also at  
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