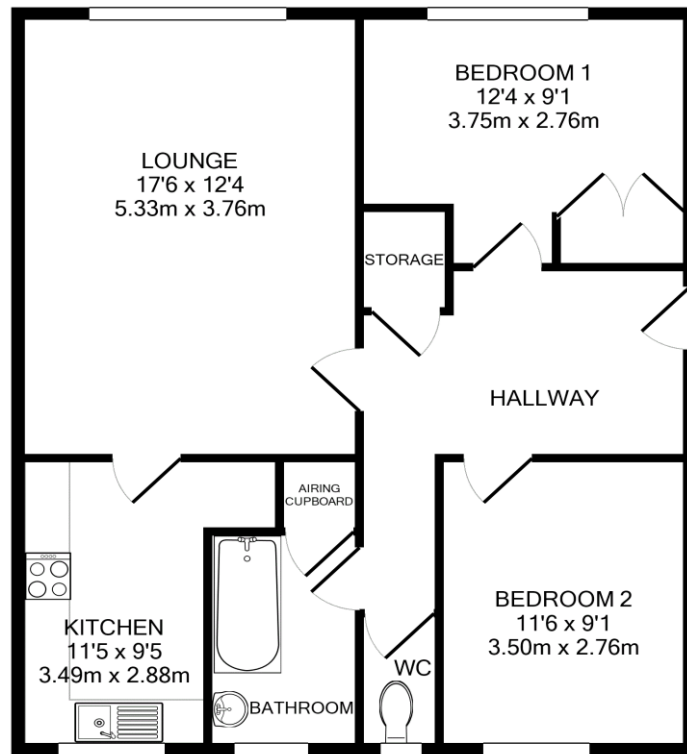




11 Brantley Avenue, Finchfield, WV3 9AP





TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.3 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2021



# 11 Brantley Avenue, Finchfield, WV3 9AP

- No upward chain
- Second floor apartment
- Popular location
- 2 Double bedrooms

- Lounge
- Kitchen
- Bathroom
- EPC: F36

**The accommodation in further detail comprises...**

**Entrance hall** having front door, storage cupboard, telephone style intercom and doors to...

**Bedroom** with UPVC double glazed window, built in wardrobes and an electric heater...

**Bedroom** having UPVC double glazed window and an electric heater...

**WC** UPVC double glazed window with obscure glass, tiled flooring and fully tiled walls.

**Bathroom** has a panelled bath with electric *Triton* shower unit over, pedestal wash hand basin and a storage cupboard housing the hot water tank...

**Lounge** with UPVC double glazed window, inset electric fire, X 2 wall mounted electric heaters and an opening leads to...

**Kitchen** which has a matching range of wall and base units with work surfaces over, built in electric oven, and a hob with extractor fan over, sink unit with mixer tap, plumbing for washing machine and UPVC double glazed window.

**Tenure** – we are advised the property is Leasehold with 96 years remaining on the lease and the Ground rent is £10 PA and the Service Charge which includes building insurance and access to the communal garden is £230 PA approx.

**Services** – There is no gas at the property as all services use electricity only.

**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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