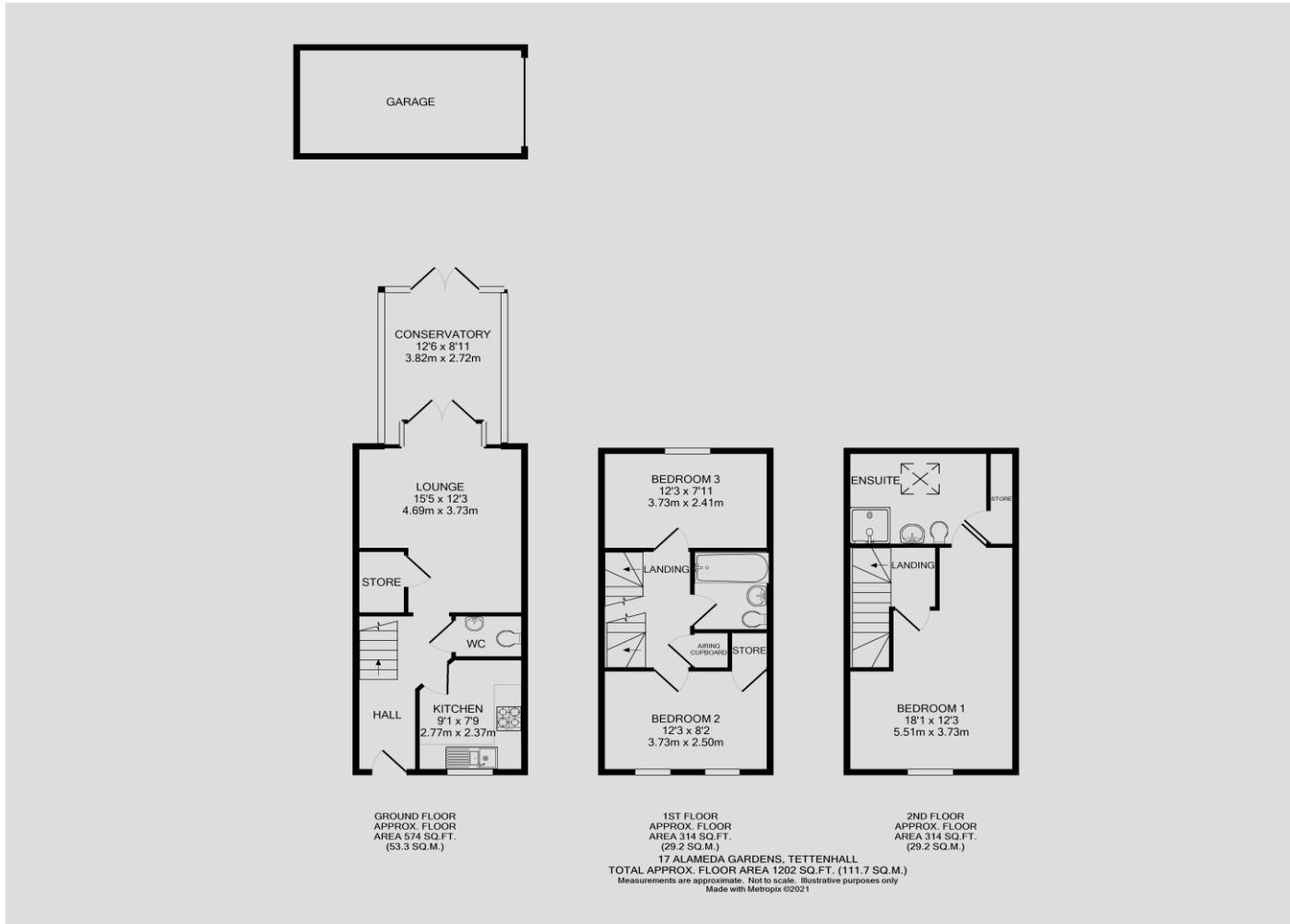




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'17 Alameda Gardens, Tettenhall, Wolverhampton, WV6 9EX'



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Situated in a popular residential area within a modern and selective development off Sandy Lane this 3-storey end-town house was constructed in 2007 by "Bellway Homes". The property provides versatile living accommodation over three floors which briefly includes:

- Entrance Hall
- Kitchen
- Lounge
- Conservatory
- Master bedroom with Ensuite
- Private rear Garden
- Garage & driveway
- Communal Areas
- Gated access
- EPC Rating: C72

The accommodation in further detail comprises...

Entrance Hall has laminate flooring, radiator, staircase rising to the first floor and doors to... **Kitchen** has a matching range of wall and base units with work surfaces over, one and a half bowl sink unit with mixer tap, wall mounted gas boiler, built in electric oven with gas hob and extractor fan over, tiled flooring, radiator and double glazed window to the fore... **Cloakroom** has WC, wash hand basin, radiator and tiled flooring... **Lounge** offers an under stairs storage cupboard, radiator and double glazed patio doors to... **Conservatory** being of brick and UPVC construction, tiled flooring and the added addition of a ceiling light fan... **Landing** has a storage cupboard housing the hot water cylinder, staircase to the second floor and doors to... **Bedroom** has double glazed window to the rear and radiator... **Bathroom** has a white suite comprising of a panel bath with a shower head over, WC, pedestal wash hand basin, radiator, tiled flooring and part tiled walls... **Bedroom** has a built in wardrobe with radiator, double glazed windows to the fore...

Second floor...

Master bedroom has double glazed window to the fore, radiator, hatch to roof space, and door to... **Ensuite** has a shower cubicle, pedestal wash hand basin, WC, radiator and double glazed Velux window.

Outside

Garden has a paved patio area, lawn and gated access to the garage and driveway...

Communal gardens are also found at the front of the property.

Garage is located at the end of the garden with accessed via a secured gate and offer an up and over door and has the benefit of power and light points...

Parking is provided by driveway in front of the garage itself, and is found behind secure electronic gates.

There is a communal charge for external maintenance in the communal areas of approx. £300 per annum.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band C (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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