



Brantley Avenue, Finchfield, Wolverhampton, WV3 9AP





# Brantley Avenue, Finchfield, Wolverhampton, WV3

- Entrance hall
- Lounge
- Kitchen
- Shower room
- 2 Double bedrooms
- Separate WC
- Communal parking
- EPC: C73

## The accommodation in further detail comprises...

**Entrance hall** has composite front door with telephone style intercom, radiator, storage cupboard and doors to...

**Bedroom** has built in wardrobe, laminate flooring, radiator and UPVC double-glazed window.

**Bedroom** has laminate flooring, radiator and UPVC double-glazed window.

**WC** has laminate flooring, part tiled walls and UPVC double-glazed window with obscure glass.

**Shower room** has a walk in shower cubicle, wash hand basin with mixer tap and vanity unit over, radiator, part tiled walls, tile effect flooring and UPVC double-glazed window with obscure glass.

**Lounge** has polish wood effect flooring, radiator, feature fireplace and door to the...

**Kitchen** has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, plumbing for washing machine, gas cooker point, space for full length fridge/freezer, wall mounted *IDEAL* gas combination boiler, parquet flooring and UPVC double-glazed window.

**Parking** – communal parking and gardens

**Tenure** – we are advised the property is leasehold with a 103 year lease remaining

**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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