



32 Sandringham Road,
Penn,
Wolverhampton,
WV4 5ST

nick tart

Key Features

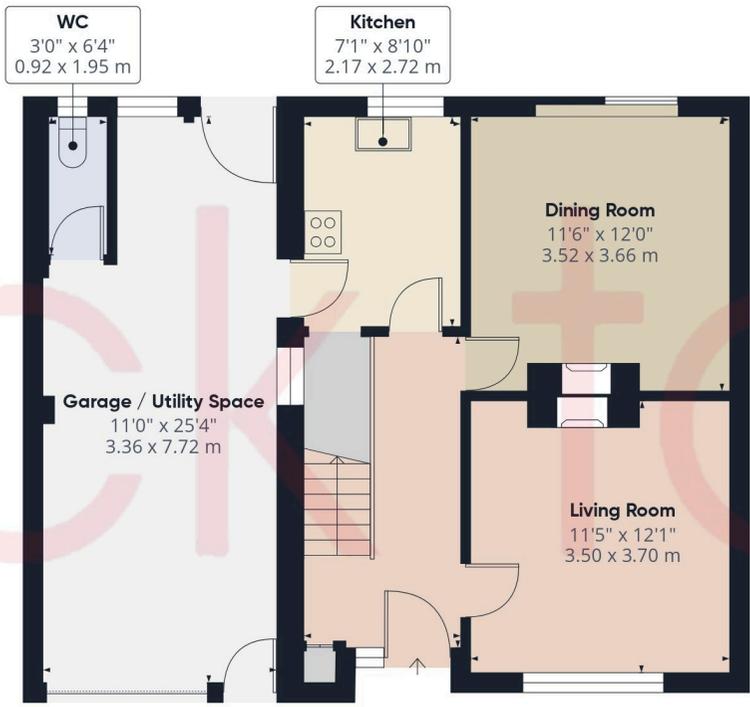
- Entrance hall
- Living room
- Dining room
- Kitchen
- Garage with utility space & downstairs WC
- Choice of 3 bedrooms
- Shower room

Contact Us

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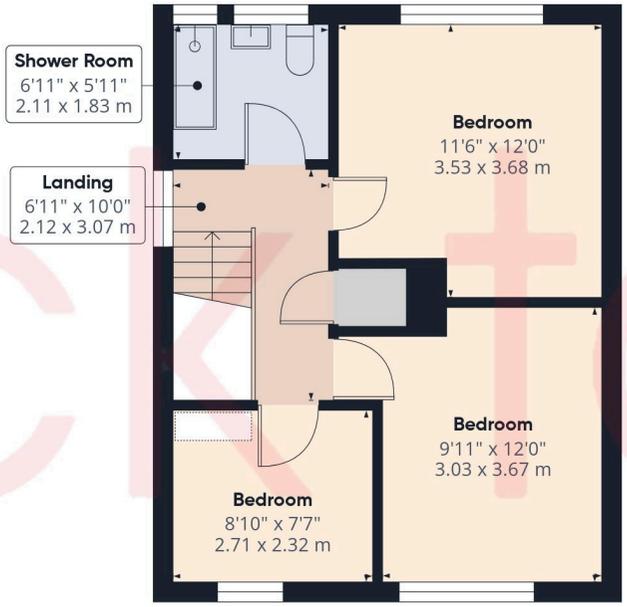




Ground Floor

Approximate total area⁽¹⁾

1119 ft²
103.9 m²



Floor 1

(1) Excluding balconies and terraces

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 Has a plastic front door with obscure glass, single glazed window with obscure glass, radiator, slim line storage cupboard, understairs storage cupboard, staircase rising to first floor and doors to...

Living room Enjoys a feature fireplace with contemporary style electric fire, radiator and UPVC double glazed windows to the fore.

Dining room Offers a feature fireplace with attractive surround, radiator and UPVC double glazed sliding patio doors that lead outside.

Kitchen Has a matching range of wall and base level units with work surfaces over, gas cooker point with extractor fan over, wall mounted gas condensing combi boiler, sink unit with mixer tap, radiator, part tiled walls, wood effect flooring, UPVC double glazed windows to the rear and an internal UPVC style door to...

Garage This has the benefit of up and over manual door, **downstairs WC, utility area** (plumbing for washing machine and space for dryer) and access to the front and rear of the property respectively.



Outside

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

To the rear of the property there is a paved patio area and lawn surrounded by mature flower and shrub borders

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 Has a hatch to the roof space, storage cupboard with radiator, UPVC double glazed window with obscure glass to the side with doors to...

Shower room Enjoys a sliding mirrored door shower cubicle, WC, two drawer vanity unit with wash hand basin with mixer tap over, freestanding storage unit, wall mounted heated towel rail, part tiled walls and UPVC double glazed windows with obscure glass to the rear.

Bedroom which has a radiator and UPVC double glazed windows to the rear.

Bedroom which has a radiator and UPVC double glazed windows to the fore.

Bedroom which has a radiator and UPVC double glazed windows to the fore.



EPC: D68

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).

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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