

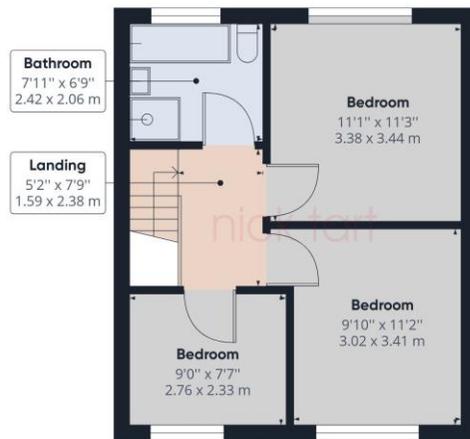


nick tart

Coalway Road, Penn, Wolverhampton, WV3 7NG



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1037.67 ft²
96.40 m²

Reduced headroom

16.62 ft²
1.54 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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



COALWAY ROAD

- Porch
- Entrance hall
- Lounge
- Dining kitchen
- 3 Bedrooms
- Bathroom
- Garage and driveway
- EPC: D56

The accommodation in further detail comprises...

Porch which is of UPVC and double-glazed construction with mosaic tiled flooring.

Entrance hall which has UPVC double-glazed front door and window with obscure glass, radiator, staircase rising to the first floor and door to...

Lounge which has feature fireplace with inset contemporary gas fire, radiator and UPVC double-glazed window to the fore.

Dining kitchen has a matching range of wall and base level units with work surfaces over, integrated fridge/freezer, sink unit with mixer tap, built in oven, separate four ring gas hob, radiator and X2 UPVC double-glazed windows to the rear.

Side passage has storage cupboard, downstairs WC, double-glazed window with obscure glass, double-glazed door with obscure glass leads out to the garden whilst an internal door leads to the...

Garage which has an up and over door, plumbing for washing machine, wall mounted gas boiler and UPVC double-glazed window to the side.

Landing has hatch to roof space with doors to...

Bathroom has a tiled bath with mixer tap, pedestal wash hand basin, shower cubicle, WC, radiator, part tiled walls and UPVC double-glazed window with obscure glass to the rear.

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

Bedroom has built in wardrobe with matching dressing table, radiator and UPVC double-glazed window to the fore.

Bedroom has built in storage cupboard, radiator and UPVC double-glazed window to the fore.

Outside the property the rear gardens are laid to lawn with pleasant flower and shrub borders surrounding whilst a patio area continues to the side of the property which has gated access to the front of the property where there is a driveway that allows off road parking.

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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