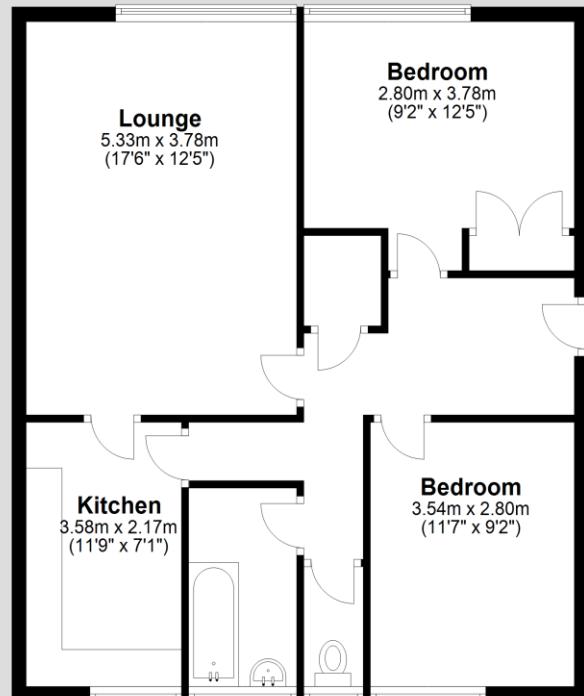




Limehurst Avenue, Finchfield, Wolverhampton, WV3 9BE

nick tart

**Ground Floor**  
Approx. 68.7 sq. metres (739.8 sq. feet)



Total area: approx. 68.7 sq. metres (739.8 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.  
Plan produced using PlanUp.

# Limehurst Avenue, Finchfield, WV3 9BE

- No Upward Chain
- Entrance Hall
- Lounge
- Kitchen
- x2 Double Bedrooms
- Bathroom
- Communal Gardens
- EPC: F32



## The accommodation in further detail comprises...

**Entrance Hall** having telephone style intercom, wall mounted electric heater, storage cupboard and lead off doors to...

**Bedroom** has a built-in wardrobe and UPVC double-glazed window...

**Bedroom** has a wall mounted electric heater and a UPVC double-glazed window...

**Cloakroom** has a WC, tiled flooring and UPVC double-glazed window with obscure glass...

**Bathroom** has a panel bath with a "Triton" electric shower over, pedestal wash hand basin, tiled flooring and part tiled walls...

**Lounge** enjoys a fireplace with a UPVC double-glazed window...

**Kitchen** has a matching range of wall and base units with worksurfaces over, sink unit with mixer tap, plumbing for a washing machine, electric cooker point and a storage cupboard housing a hot water cylinder...

**Tenure** – we are advised the property is Leasehold with approximately 96 years remaining on the lease, Ground Rent is approx £10 PA and the Service Charge which includes building insurance and access to the communal garden is £250 PA approx.

**Services** – there is no gas within the property as all services are via 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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### Also at

Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

