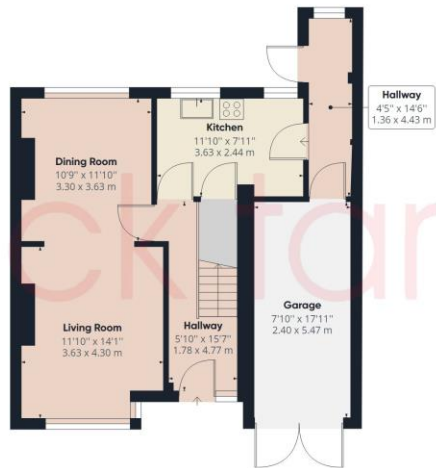




Thirlmere Close, Palmers Cross, Wolverhampton,  
WV6 9DG

nick tart



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1101.10 ft<sup>2</sup>  
102.30 m<sup>2</sup>

(1) Excluding balconies and terraces

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



# Thirlmere Close, Palmers Cross, WV6 9DG

- Well maintained
- Garage
- Private garden
- Generous driveway
- Sought after location
- Convenient to Codsall train station
- No upward chain
- EPC: C72

## The accommodation in further detail comprises...

**Entrance hall** has UPVC double-glazed window and front door with obscure glass, radiator, understair storage cupboard, staircase rising to the first floor and doors to...

**Kitchen** has a range of wall and base level units with work surfaces over, sink unit, gas cooker point, radiator, pantry and UPVC double-glazed window to the rear.

**Internal side passage/hallway** offering potential for utility with an internal door to the garage, UPVC double-glazed window to the rear and a UPVC double-glazed door leads outside.

**Garage** has double doors to the front and the benefits from power and light points.

**Dining area** has a radiator, UPVC double-glazed window to the rear, wall mounted gas fire and arch way to the...

**Lounge area** offers a gas fire with feature surround, radiator and UPVC double-glazed window to the fore.

**Landing** has hatch to roof space, UPVC double-glazed window with obscure glass to the side and doors to...

**Bathroom** has exposed floor boards, pedestal wash hand basin, WC, bath, part tiled walls, storage cupboard and a hot water cylinder.

**Bedroom** has a built in wardrobe with overhead storage, radiator and UPVC double-glazed window to the rear.

**Bedroom** has a built in wardrobe with overhead storage, radiator and UPVC double-glazed window to the fore.

**Bedroom** has UPVC double-glazed window to the fore and radiator.

**Outside** the property, the garden has a paved patio area, timber garden store and lawn. To the front of the property 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).



### 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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