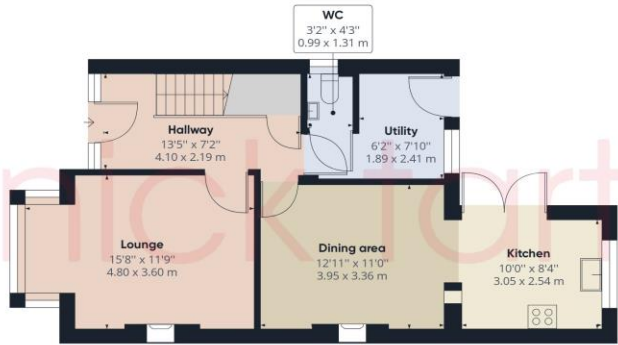


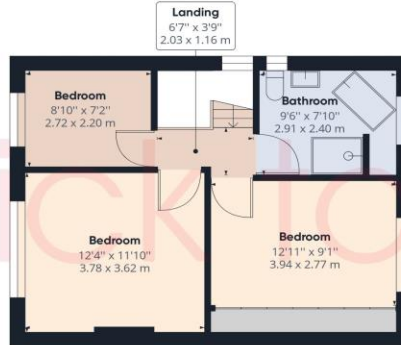


nick tart

47 Ribbesford Avenue, Oxley, WV10 6DU



Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1213.36 ft<sup>2</sup>  
112.72 m<sup>2</sup>

Reduced headroom

283.46 ft<sup>2</sup>  
26.33 m<sup>2</sup>

(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



## 47 Ribbesford Avenue, Oxley, WV10 6DU

- Entrance hall
- Utility with WC
- Lounge
- Sitting room or dining area
- Kitchen
- 3 Bedrooms + Loft room
- Bathroom with shower cubicle
- EPC: D58

## The accommodation in further detail comprises...

Brick built arched open entry with Minton tiled floor leads to the...

**Entrance hall** which has single-glazed front door and window with original stained glass, wooden flooring, understairs storage cupboard, radiator, staircase rising to the first floor and doors to...

**Lounge** which has a feature fireplace with open chimney (not tested), secondary-glazed squared bay window to the fore and radiator.

**Sitting room / Dining area** which has wooden flooring, radiator, log burner surrounded by exposed brick fireplace, breakfast bar and squared opening leads to...

**Kitchen** which has a matching range of wall and base level units with work surfaces over, Belfast sink with mixer tap, plumbing for dishwasher, gas cooker point with extractor fan over, UPVC double-glazed window to the rear, inset spot lighting and UPVC patio doors leading outside.

**Utility** which has work surface, space for dryer and plumbing for washing machine under, radiator, tiled flooring, UPVC double-glazed window to the rear and wooden stable door leads to the garden.

**Downstairs WC** which has tiled flooring, wash hand basin, WC and UPVC double-glazed window with obscure glass to the side.

**Landing** which has hatch to the loft room, single-glazed window with obscure glass to the side and doors to...

**Bathroom** which has a suite comprising of a freestanding sunken bath with telephone style showerhead unit over, pedestal wash hand basin, WC, separate shower cubicle, tiled flooring, storage cupboard housing the gas combination boiler, part tiled walls and UPVC double-glazed window with obscure glass to the rear.

**Bedroom** which has built in wardrobes with sliding mirrored doors, radiator and UPVC double-glazed window to the rear.

**Bedroom** which has radiator and secondary-glazed windows to the fore.

**Bedroom** which has single-glazed window to the fore and radiator.

**Loft room** has been converted into a potential storage/office space and has the benefit of power and light points.

**Outside** the property the landscaped rear garden has a block paved patio area, artificial lawn, garden store, 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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Also at  
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

