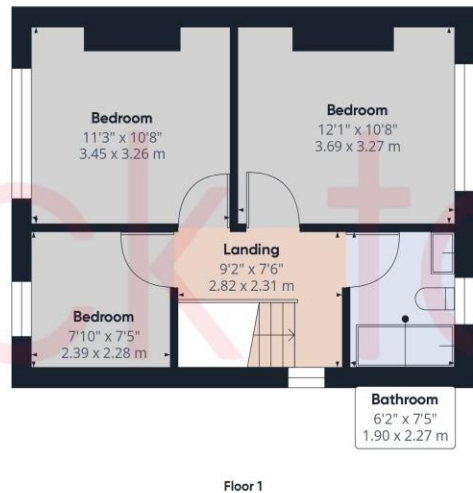
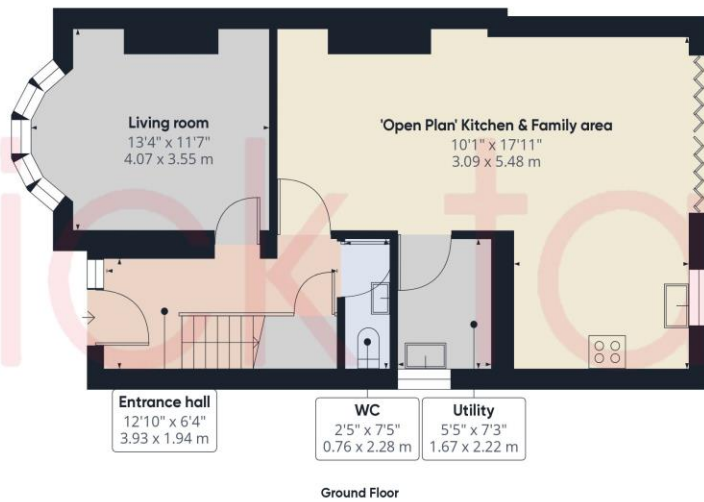




Rowan Crescent, Bradmore, Wolverhampton,
WV3 7HL

nick tart



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Approximate total area⁽¹⁾
1003.75 ft²
93.25 m²

(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



30 Rowan Crescent, Bradmore, WV3 7HL

- Living room
- Downstairs WC
- 'Open Plan' kitchen & family area
- Utility room
- 3 Bedrooms
- Bathroom with shower over
- Garden with Porcelain patio
- Shale rock driveway

The accommodation in further detail comprises...

Ground floor

Entrance hall which has composite front door with obscure glass, radiator, understairs storage cupboard, staircase rising to the first floor, wood effect flooring and doors to...

Downstairs WC which has wood effect flooring, WC and wall hung vanity unit with mixer tap and sink over.

Living room which has bay fronted UPVC double-glazed windows to the fore, inset spot lighting and radiator.

Utility room which has a matching range of base level units with work surfaces over, sink unit with mixer tap, UPVC double-glazed window to the side, plumbing for washing machine, space for dryer, radiator and wood effect flooring.

'Open plan' kitchen and family area which has a matching range of wall and base level units with work surfaces over, integrated dishwasher, sink unit with mixer tap, built in LAMONA electric oven with electric hob and extractor fan over, inset spot lighting, breakfast bar, wood effect flooring, sky lantern with subtle LED underlighting, inset spot lighting, UPVC double-glazed window to the rear and UPVC double-glazed bi-fold doors lead out to the garden.

First floor

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

Bathroom which has a tiled bath with mixer tap and shower over, wall mounted heated towel rail, WC, sink unit with mixer tap and wall hung vanity unit under, wall mounted LED light mirror, inset lighting, tiled flooring, fully tiled walls and UPVC double-glazed window with obscure glass to the rear.

Bedroom which has radiator, UPVC double-glazed window to the rear, TV areal point on the chimney breast and inset spot lighting.

Bedroom which has radiator and UPVC double-glazed window to the fore, TV areal point of the chimney breast and inset spot lighting.

Bedroom three which has radiator, UPVC double-glazed window to the fore and inset spot lighting.

Outside

To the front of the property is a shale rock driveway that allows ample off road parking.

The rear garden has a Porcelain paved patio area leading to a freshly laid lawn with timber panel fencing surrounding.

EPC - C72

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band B (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
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