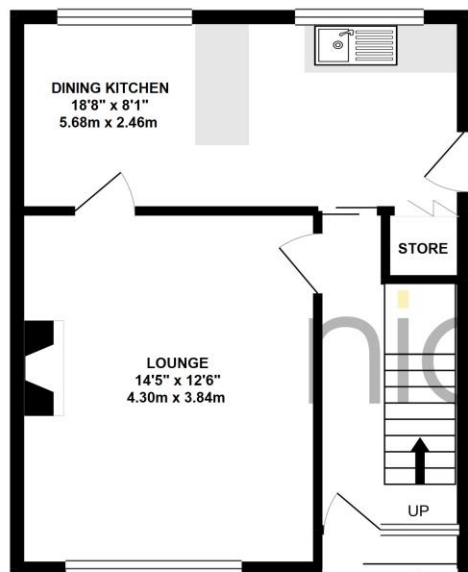




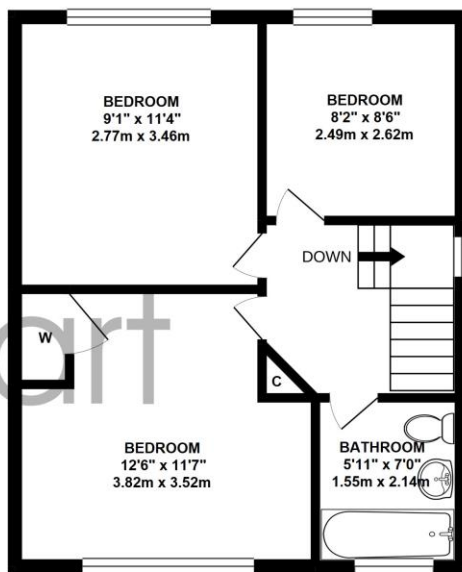
'55 Cottage Lane, Wolverhampton, WV10 6LH'

nick tart

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- No upward chain
- Modernisation required
- Entrance hall
- Lounge
- Dining kitchen
- 3 bedrooms
- Bathroom
- Driveway
- Carport and garage
- EPC E53

The accommodation in further detail comprises...

Entrance porch having UPVC double glazed sliding door with obscure glass.

Entrance hall having single glazed front door and window, radiator, staircase rising to the first floor with door to...

Lounge which has a gas fire, radiator, double glazed window to the fore and an internal door to...

Dining kitchen which has storage cupboards, work surface, sink unit, gas cooker point, plumbing for washing machine, wall mounted *Glow-Worm* boiler, X 2 double glazed windows to the rear, understair storage cupboard and single glazed door with obscure glass leads outside...

Landing has secondary glazed window with obscure glass to the side, hatch to roof space, storage cupboard housing the hot water cylinder and doors to...

Bathroom has suite comprising of pedestal wash hand basin, WC, electric *Triton* shower unit over the bath, part tiled walls, radiator, double glazed window with obscure glass to the fore...

Bedroom has built in wardrobe, radiator and double glazed window to the fore...

Bedroom has radiator and double glazed window to the rear...

Bedroom has double glazed window to the rear and radiator.

Outside is a paved patio area and lawn, with gated access to the front of the property is a driveway that allows off road parking and garage is found through double doors, carport and the detached garage has double door being of brick construction with double glazed windows.

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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