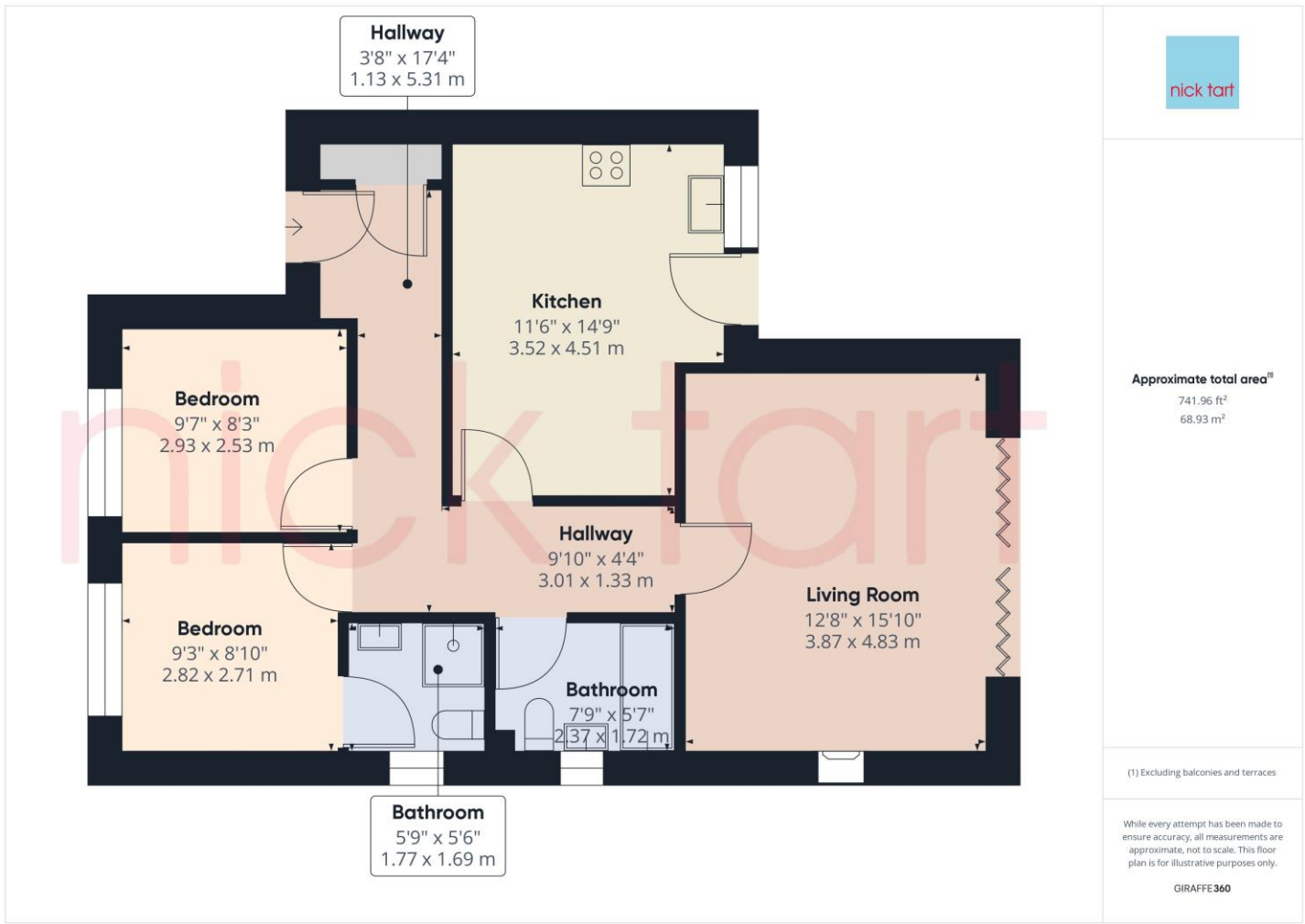




nick tart

2D Bagridge Road, Castlecroft, Wolverhampton, WV3 8HW



Occupying a choice position within a secure gated environment of just 2 independently built bungalows circa 2017 this deceptively spacious detached property provides a wonderful safe environment for an aged relative incorporating an excellent choice of living accommodation of the highest of standards throughout including a number of appealing features and quality appointments which can only be truly appreciated with an internal inspection.

- L shaped entrance hall
- Good size sitting room overlooking the rear garden
- Fitted breakfast kitchen
- Separate bathroom
- A choice of two double bedrooms with master ensuite
- Landscaped low maintenance rear garden
- Secure off-road parking
- EPC TBC



The bungalow itself is situated within a popular and established residential location with an excellent range of local amenities including shops and public transport services close by with both Finchfield and Merry Hill villages within a short driving distance.

The gas centrally heated and double-glazed interior comprises...

L shaped **entrance hall** with built in storage cupboard.

Good sized sitting room with pleasant aspect over the rear garden and beyond.

There is also a feature marble fireplace with living flame gas coal effect fire, matching hearth and double-glazed bifold doors into the rear garden.

Breakfast kitchen having matching suite of units comprising of composite sink unit, range of cupboards with matching worktops incorporating split level electric double oven and gas hob with extractor over, integrated dishwasher, fridge and freezer, plumbing for automatic washing machine, wall cabinets, concealed boiler cupboard, breakfast area, ceramic tiled flooring, spotlights and access into the rear garden.

Bedroom one which is double in size and enjoys an ensuite wet room with walk in shower, fitted vanity unit, close coupled WC, part tiled walls, Velux window and heated chrome towel rail.

Bedroom two which is also double in size.

Main bathroom having panel bath with fitted shower, shower spray and screen, vanity unit, close coupled WC, part tiled walls, Velux window and heated chrome towel rail.

Outside the property is approached via a private driveway leading through electric gating to parking area with security LED lighting.

There is one space for each bungalow with an additional visitors space and turning circle.

To the rear of the property is the low maintenance and landscaped garden with its choice of patio and sun terrace, raised beds, garden shed, side access and part wooded aspect all together creating a pleasant setting.

Tenure - we are advised the property is Freehold. **There is a management company set up in the name of Bagridge Road Management Company for communal areas. The company director is the vendor of 2E. The electric gates are powered via 2E electrical supply and the LED communal lighting via 2D.**

Services - we are advised all mains services are connected.

Council Tax - Band D (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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