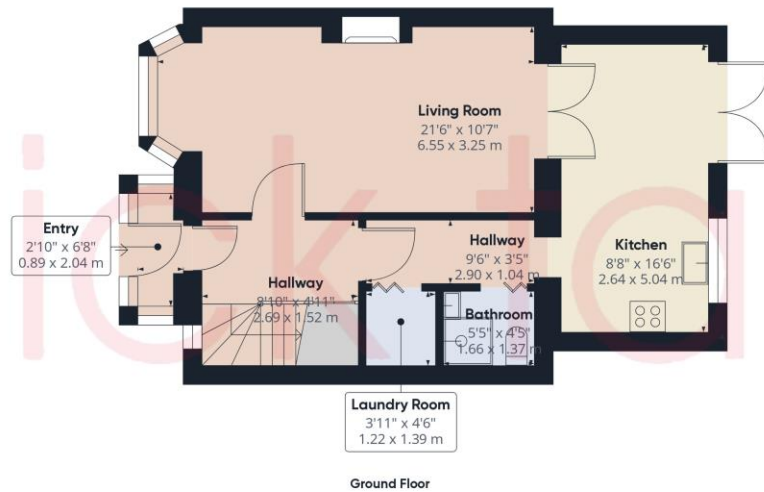




nick tart

Pool Hall Road, Castlecroft, Wolverhampton, WV3 8JR



Approximate total area<sup>m</sup>  
870.68 ft<sup>2</sup>  
80.89 m<sup>2</sup>

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



Situated on the fringe of the Staffordshire and Worcestershire Canal this immaculately presented and much improved mid terrace property has undergone an extensive course of re-modernisation incorporating a sympathetic ground floor extension which now provides a most deceptive and versatile layout of interior which in our opinion can be truly appreciated with an internal inspection to truly appreciate the quality of accommodation presently on offer.

- Double-glazed reception porch
- Good size sitting room
- Fitted dining kitchen
- Separate utility and shower room
- Two first floor double bedrooms
- Family bathroom with separate shower cubicle
- Gas central heating and double-glazing
- EPC: D67

The property itself is positioned within a much sought after and popular residential area of the edge of open countryside and meandering walks yet is convenient having all local amenities including shops, schools and public transport services close by.

#### The accommodation in further detail comprises...

Double-glazed **reception porch**.

**Entrance hall** with laminate flooring and understairs store.

**Inner hallway** with **utility** having fitted worktop, plumbing for automatic washing machine and space for tumble dryer, double wall cabinet and laminate flooring.

**Shower room** with shower cubicle, WC, vanity unit and heated towel rail.

Directly off the **entrance hall** to the left is a good size sitting room having a feature fireplace with living flame gas coal effect fire and stone hearth, wall in double-glazed window and double-glazed doors lead into the...

Full width **dining kitchen** having a matching suite of units comprising of single drainer enamel sink unit with range of cupboards and matching worktops incorporating built in electric oven and gas hob with extractor over, integrated fridge/freezer, range of wall cabinets, velux windows. Laminate flooring and French doors leading into the rear garden.

Stairs lead from the entrance hall to the **first floor landing**.

**Bedroom one (double)** which has fitted wardrobes, airing cupboard housing the wall mounted gas combination boiler and two double-glazed windows.

**Bedroom two (double)** with double-glazed window overlooking the rear garden.

**Good size bathroom** having panel bath with close coupled WC, pedestal wash hand basin, separate shower cubicle, double-glazed window and radiator.

**Outside the property** is approached via a full width block paved driveway providing off road parking for four vehicles.

The **rear garden** has been cleverly landscaped with pedestrian access to the front. There is a full width patio area with dwarf walling and steps leading to the main lawn with a variety of shrubs and trees and towards the end of the garden is a wooden raised decked sun terrace and garden shed all together creating a pleasant setting.

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected.

**Council Tax** – Band A (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.

12 Upper Green, Tettenhall, Wolverhampton WV6 8QH

Tel: (01902) 755585

Fax: (01902) 751545

Email: [wolverhampton@nicktart.com](mailto:wolverhampton@nicktart.com)

[www.nicktart.com](http://www.nicktart.com)

Also at  
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

