

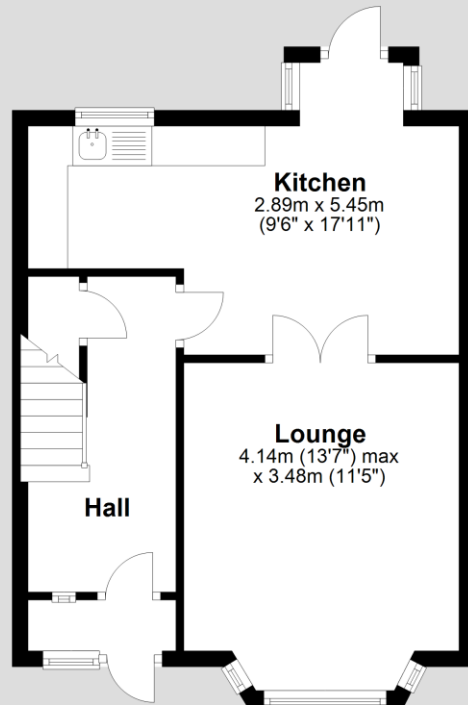


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Pinfold Lane, Penn, WV4 4HB

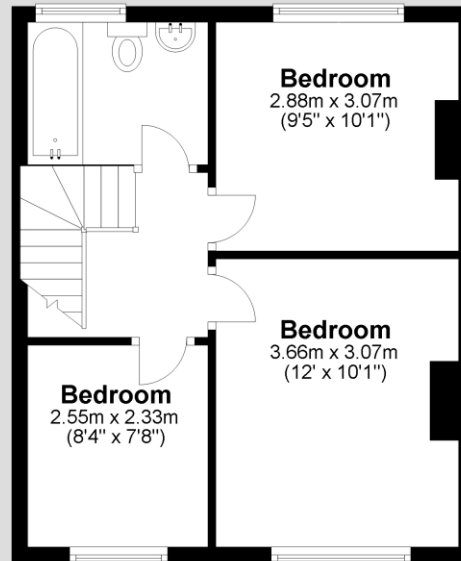
Ground Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.1 sq. feet)



Total area: approx. 74.5 sq. metres (802.4 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanUp.



Pinfold Lane, Penn, WV4 4HB

- Entrance Hall
- Dining kitchen
- Lounge with open fire
- 3 Bedrooms
- Bathroom
- Detached Garage
- Driveway
- EPC: E47

The accommodation in further detail comprises...

Entrance Porch has a UPVC double-glazed front door and window with tiled flooring...

Entrance Hall has wood effect flooring, radiator, understairs storage cupboard, staircase rising to the first floor and door to...

Kitchen/Diner has a matching range of wall and base units with worksurfaces over, sink unit with mixer tap, integrated fridge/freezer, built-in electric oven with gas hob and extractor fan over, wood effect flooring, radiator with a UPVC double-glazed door and window facing the rear whilst internal double doors lead to...

Lounge housing an open fire with feature surround, radiator, wood effect flooring and a double-glazed bay window to the fore...

Landing has hatch to roof space, double-glazed window to the side and doors to...

Bathroom has a wood panel bath with shower attachment over, WC, pedestal wash hand basin, heated towel rail and a double-glazed window with obscure glass to the rear...

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

Bedroom has a double-glazed window to the fore and radiator...

Bedroom has a double-glazed window to the fore and radiator...

Outside

Detached Garage has the benefit of power and light points...

Garden has a raised wooden patio area with concrete steps leading down to the lawn which is surrounded by pleasant flower and shrub borders...

Parking is via driveway to the front of property.

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.

12 Upper Green, Tettenhall, Wolverhampton WV6 8QH

Tel: (01902) 755585

Fax: (01902) 751545

Email: wolverhampton@nicktart.com

www.nicktart.com

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

