



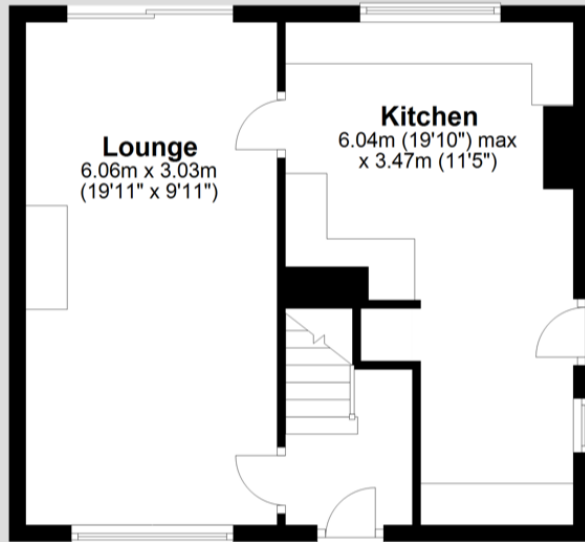
ABINGDON ROAD



Abingdon Road, Willenhall, Wolverhampton, WV1 2PP

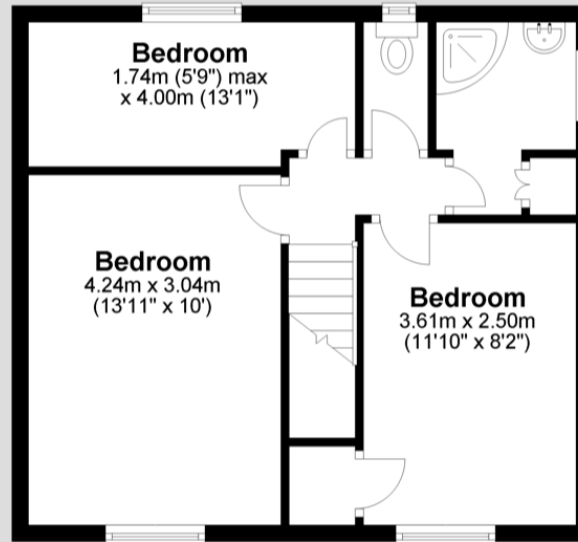
Ground Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



Total area: approx. 79.4 sq. metres (854.5 sq. feet)

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



Abingdon Road, Willenhall, Wolverhampton, West Midlands, WV1 2PP

Occupying a choice corner position in a popular and well-established residential area this traditional semi-detached property provides a thoughtful layout of living accommodation which has been improved upon over the years, but further potential exists to enhance the already practical interior for those discerning buyers looking to acquire a property that they can restyle to their own requirements.

- Reception Hall
- Through Living Room
- Dining Kitchen
- 3 Good Sized First Floor Bedrooms
- Re-Fitted Shower Room
- Separate WC
- Gas Central Heating/Double-Glazing where stated
- Enclosed Rear Garden
- Potential for Off-Road Parking
- EPC Rating: D68

The property itself is conveniently situated close to all local amenities including shops, schools and public transport services with Wolverhampton City Centre and Bently Bridge Retail Park all within a short driving distance.

The accommodation in further detail comprises...

Entrance Hall having a radiator and laminate flooring, **Through-Living Room** having a feature fireplace with a living flame gas coal effect fire with marble inset and matching hearth, coved ceiling, laminate flooring, double-glazed bay window and double-glazed sliding patio doors leading to the Garden, directly off the Living Room is an **excellent sized Dining Kitchen** having a matching suite of units incorporating a single drainer sink unit, with a range of cupboards and matching worktops incorporating a built-in electric oven with a gas hob and extractor over, a feature brick chimney breast with a fitted gas fire, boiler cupboard housing the **BAXI wall mounted gas central heating boiler**, a range of matching wall cabinets, radiator, larder and utility cupboards, ceramic tiled flooring and a double-glazed door leading into the rear garden.

Stairs rise from the Reception Hall to the first-floor landing, with all **3 bedrooms having double-glazed windows and radiators respectively**, the Bathroom is now a **Re-Fitted Shower Room** having a separate shower cubicle and fitted Vanity unit, heated chrome towel rail, airing cupboard, double-glazed window, ceramic tiled walls and floor, **separate WC**.

Outside

The property enjoys a private rear garden having a side walled sun terrace leading to the main lawn and patio areas with a variety of shrubs and trees creating a most 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.

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