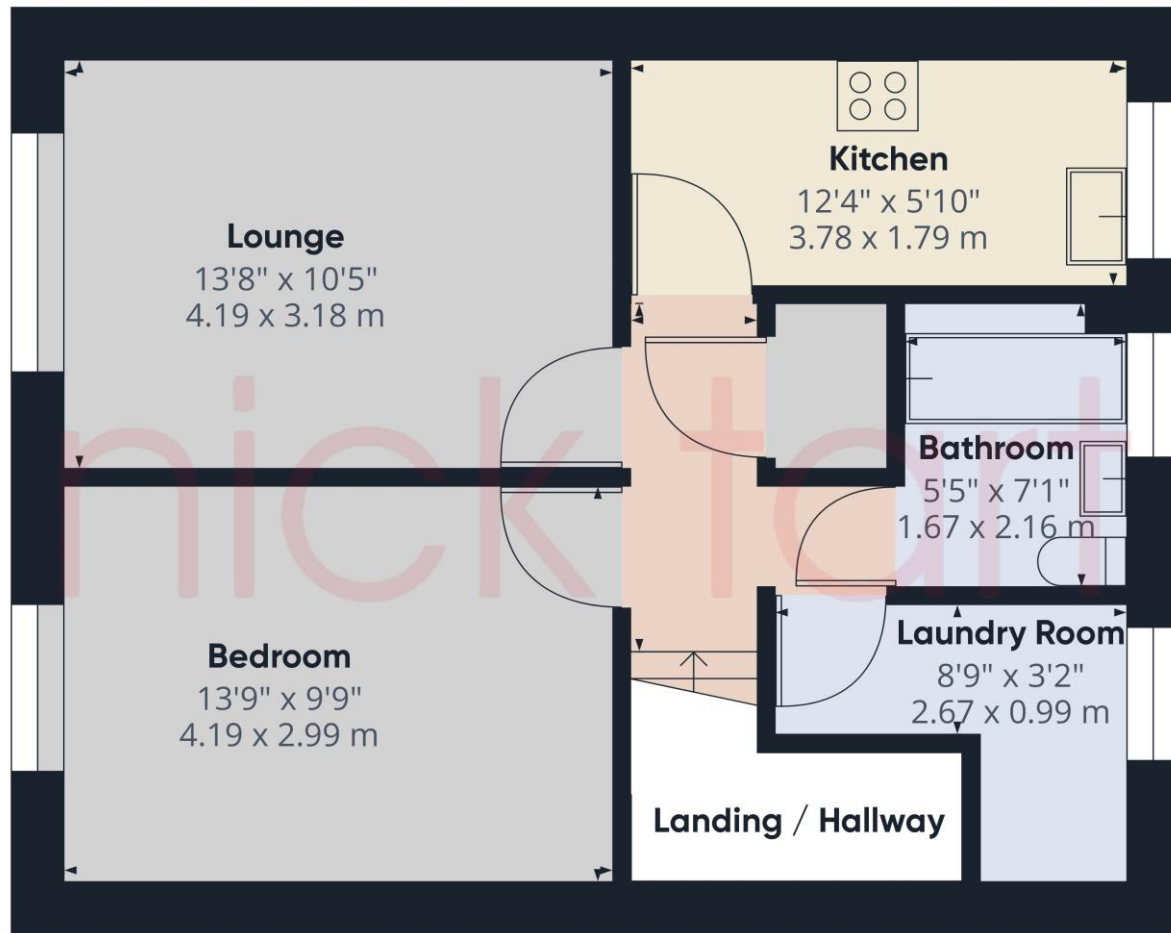




nick tart

50 Hambledon Close, Pendeford, Wolverhampton, WV9 5PA



Approximate total area*
489.32 ft²
45.46 m²

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.

GIRAFFE 360



50 Hambledon Close, Pendeford, WV9 5PA

- First floor
- Lounge
- Bedroom
- Bathroom
- Kitchen with appliances included
- Laundry room
- Allocated car parking space.
- EPC: C70

The accommodation in further detail comprises...

Private entrance which has UPVC double-glazed front door with obscure glass, radiator, tiled flooring and staircase leading to...

First floor landing which has hatch to roof space, storage cupboard housing the gas combination boiler, laminate flooring, radiator and door to...

Laundry room which has space for tumble dryer, radiator, UPVC double-glazed window, laminate flooring and storage unit with work surface over.

Bathroom which comprises of a 'P' shaped bath with shower head over, WC, wash hand basin with mixer tap and vanity unit under, wall mounted heated towel rail, tiled flooring, fully tiled walls and UPVC double-glazed window with obscure glass.

Bedroom which has laminate flooring, radiator and UPVC double-glazed window.

Lounge which has laminate flooring, radiator and UPVC double-glazed window.

Kitchen which offers a matching range of wall and base level units with work surfaces over, integrated fridge/freezer, washing machine and dishwasher, built in electric oven with separate gas hob and extractor fan over, sink unit with mixer tap, wine rack, tiled flooring, part tiled walls, inset spot lighting and UPVC double-glazed window.

Outside the property to the front is a driveway with an allocated car parking space. Communal gardens are to the rear.

Tenure – we are advised the property is Leasehold with a 96 year lease.

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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Also at
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