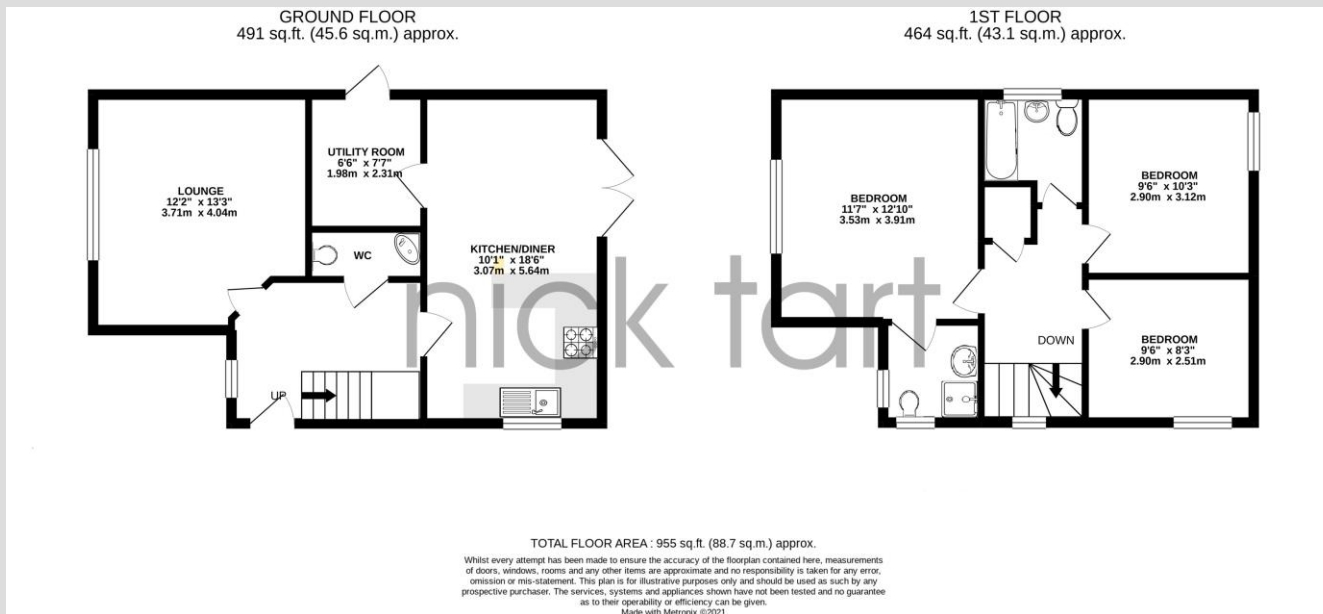




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2 Macon Grove, Oxley, Wolverhampton, WV10 6FB



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Completed in 2017 by renowned builder 'Persimmon Homes' this contemporary detached home is presented to a high standard and offers modern style living synonymous with present day lifestyle requirements. The properties itself is situated with easy access to the convenience of the Stafford road and further road networks beyond deemed excellent and internally briefly comprises of...

- Entrance Hall
- Lounge
- Dining Kitchen
- Utility
- Downstairs WC
- 3 Bedrooms with Master Ensuite
- Family Bathroom
- Garage & Driveway
- Rear Garden
- EPC Rating: B81

The modern accommodation in further detail comprises...

Entrance Hall having composite front door with obscure glass, under stairs storage cupboard, wood effect flooring, radiator, window to the side, staircase rising to the first floor and doors to... **Lounge** has radiator and double glazed window to the fore. **Cloakroom has WC**, pedestal wash hand basin with mixer tap, radiator and tile effect flooring. **Dining Kitchen** has a matching range of wall and base units with work surfaces over, built in electric oven with gas hob and extractor fan over sink unit with mixer tap, double glazed window to the front and double glazed patio doors lead out to the garden, radiator, wood effect flooring and door to... **Utility** has work surface with storage units under, plumbing for washing machine, space for drier, wood effect flooring, wall mounted '**LOGIC**' gas combination boiler, double glazed door to the side of the property. **Landing** has hatch to roof space, storage cupboard, double glazed window to the front and doors too... **Master Bedroom** has double glazed window to the side, radiator and door to... **Ensuite** has a shower cubicle, WC, pedestal wash hand basin with mixer tap, radiator, tiled effect flooring double glazed window with obscure glass to the front and side, **Bedroom** has double glazed window to the side and radiator. **Bedroom** has double glazed window to the front and radiator. **Bathroom** has a suite comprising of panelled bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap, radiator, tiled flooring and double glazed window to the rear with obscure glass.

Outside

Garden has a paved patio area, gated access to the side entrance, further gated access to the garage and driveway. **Garage** has an up and over door, has the benefit of power and light points and is located at the side of the property.

Tenure – we are advised the property is Freehold.

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.

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

