

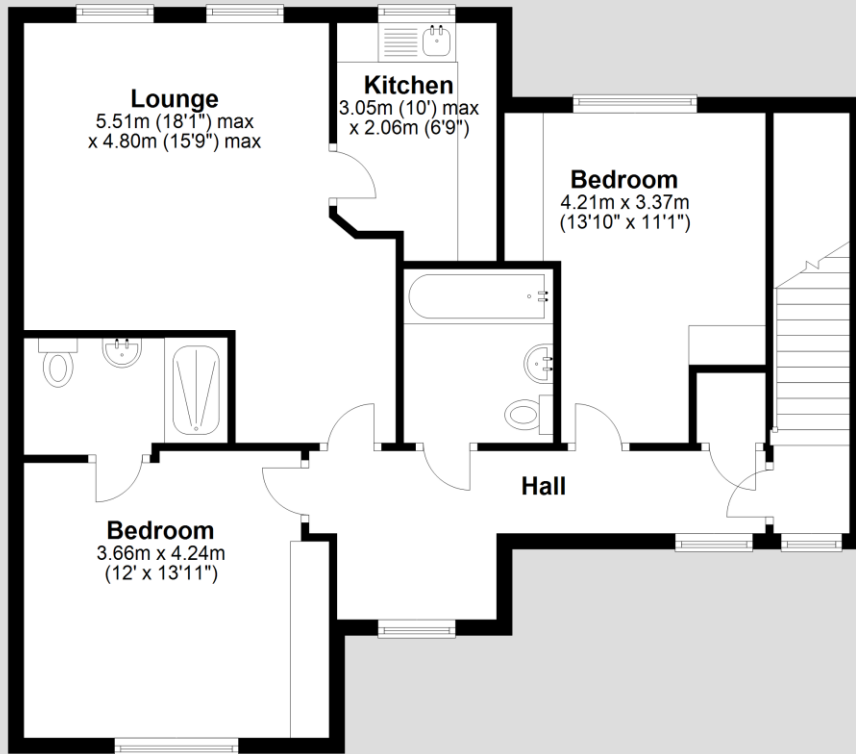


nick tart

Weller Court, Finchfield, Wolverhampton WV3 9EF

## Top Floor

Approx. 76.6 sq. metres (824.4 sq. feet)



Total area: approx. 76.6 sq. metres (824.4 sq. feet)

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

**14 Weller Court**



# Weller Court, Finchfield, Wolverhampton

- Reception hall and inner hallway
- Good size living room
- Fitted kitchen with built in appliances
- Good size main bathroom
- Two double bedrooms with master en-suite
- Communal gardens
- Dedicated parking space
- EPC: C71

## The accommodation in further detail comprises...

**Reception Hall** with double-glazed window, radiator and stairs leading to the first-floor landing...

**Inner Hallway** with linen cupboard...

**Good size living room** with a most pleasant outlook, double-glazed windows and radiator...

**Fully fitted kitchen** having matching suite of units comprising of stainless steel, single drainer sink unit with range of cupboards with matching work tops and tiled splash backs, built in electric double-oven and gas hop with extractor over, integrated fridge/freezer, dishwasher and washer dryer, range of wall cabinets and concealed gas central heating boiler...

**Master bedroom** has triple sliding wardrobes and radiator with a good size en-suite comprising of double width shower cubicle, pedestal to wash hand basin, WC, radiator and part tiled walls...

**Bedroom two** also has triple sliding mirrored wardrobes, radiator and double-glazed window...

**Main bathroom** has panel bath with chrome fitted furniture and telephone taps with shower spray, pedestal wash hand basin, WC and radiator...

**Outside** the property enjoys a dedicated parking space and landscaped communal gardens.

**Tenure** – we are advised the property is leasehold with 90 years remaining. The ground rent is £63 PA and the service charge which includes building insurance is £1600 PA.

**Services** – We are advised all services are connected.

**Council Tax** – Band D

**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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