

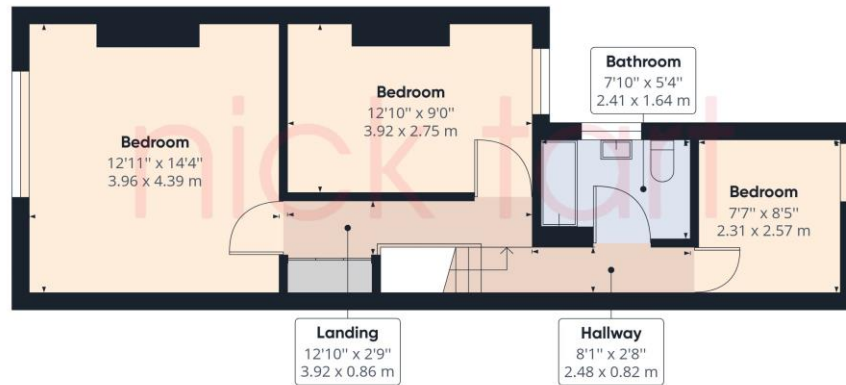


nick tart

87 Cranmore Road, Wolverhampton, WV3 9NN



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1092.89 ft<sup>2</sup>  
101.53 m<sup>2</sup>

(1) 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.

GIRAFFE360



## 87 Cranmore Road, WV3 9NN

- Entrance hall
- Lounge
- Dining area
- Kitchen
- Shower room
- 3 Bedrooms
- Bathroom
- EPC: D57

### The accommodation in further detail comprises...

**Entrance porch** which has timber framed front door with obscure glass, Minton style tiled flooring and door to...

**Entrance hall** which enjoys period style tiled flooring, radiator, staircase rising to the first floor and door to...

**Lounge** which has wood effect flooring, squared bay window with UPVC double-glazed window to the fore whilst a squared opening leads to...

**Dining area** which has feature fireplace with tiled hearth and exposed brickwork, wood effect flooring, radiator and UPVC double-glazed window to the rear.

**Kitchen area** which offers a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, integrated dishwasher, radiator, breakfast bar, built in electric oven with gas hob and extractor fan over, X2 wine racks, tiled flooring, radiator, UPVC double-glazed patio doors leading outside whilst an internal door leads to...

**Utility area** which has wall mounted gas combination boiler, work surface with plumbing for washing machine under and space for dryer, tiled flooring and door and window lead outside.

**Downstairs shower room** which has a shower cubicle, WC, radiator, wash hand basin with vanity unit under, tiled flooring, part tiled walls and UPVC double-glazed window with obscure glass to the side.

**Split landing** which has radiator, hatch to roof space, storage cupboards and doors to...

**Bedroom** which has UPVC double-glazed window to the rear and radiator.

**Bathroom** which has a suite comprising of tiled bath with shower unit over, wash hand basin with mixer tap and vanity unit under, WC, part tiled walls, radiator, tiled flooring and UPVC double-glazed window with obscure glass to the side.

**Bedroom** which has radiator and UPVC double-glazed window to the rear.

**Master bedroom** which has radiator and UPVC double-glazed windows to the fore.

**Outside** the property the rear garden is laid to lawn.

**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.

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