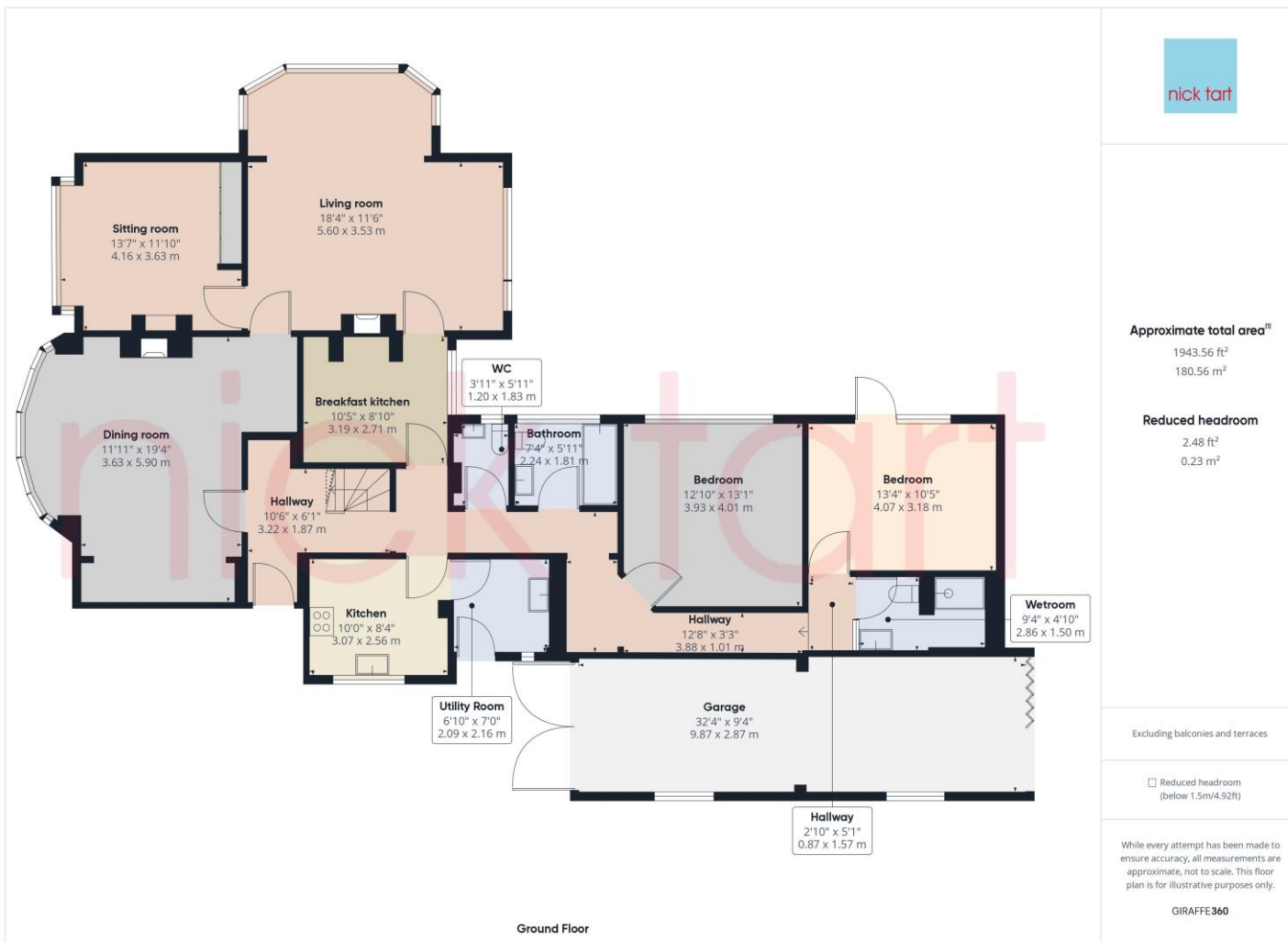




nick tart

The Grey Cottage  
19 Clifton Road, Tettenhall, Wolverhampton WV6 9AN



**Approximate total area\***  
1943.56 ft<sup>2</sup>  
180.56 m<sup>2</sup>

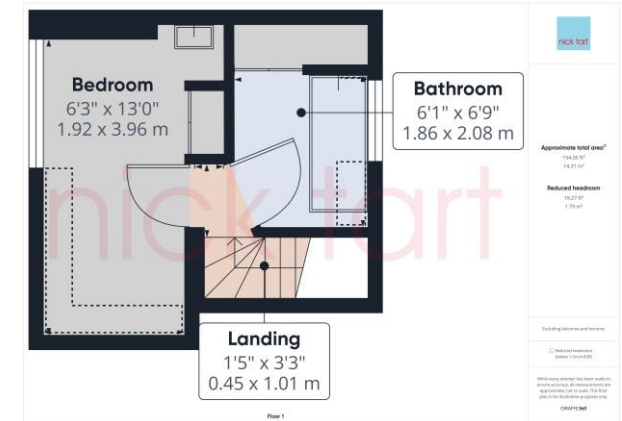
**Reduced headroom**  
2.48 ft<sup>2</sup>  
0.23 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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



**Approximate total area\***  
114.03 ft<sup>2</sup>  
10.57 m<sup>2</sup>

**Reduced headroom**  
114.03 ft<sup>2</sup>  
10.57 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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# The Grey Cottage, Clifton Road, WV6 9AN

- Living room
- Sitting room
- Dining room
- Breakfast room
- Kitchen + Utility
- Upstairs bathroom + Downstairs wet room
- 3 Bedrooms
- EPC: F27

## The accommodation in further detail comprises...

**Entrance porch** which has single-glazed front door, windows, tiled flooring and door to...

**'L' shaped entrance hall** which has X 2 radiators, staircase rising to the first floor, hatch to roof space and doors to...

**Bedroom** which has secondary glazed sliding patio doors leading outside and radiator.

**Wet room** which has a shower area, WC, wash hand basin with mixer tap and vanity unit under.

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

**Bathroom** which has a coloured suite comprising of panel bath, pedestal wash hand basin, WC, radiator, part tiled walls and UPVC double-glazed window with obscure glass to the rear.

**Cloak room** which has WC, wash hand basin with mixer tap and vanity unit under and UPVC double-glazed window with obscure glass to the rear.

**Utility** which has plumbing for washing machine, sink unit with mixer tap and matching storage units over and under and single-glazed patio door with obscure glass leads outside.

**Kitchen** which has a matching range of wall and base level units with work surfaces over, space for fridge, built in electric oven, sink unit with mixer tap, separate gas hob with extractor fan over, plumbing for dishwasher and UPVC double-glazed window to the side.

**Breakfast room** which has a variety of matching storage units, boiler with tiled hearth, UPVC double-glazed window and door to...

**Living room** which has a feature fireplace, radiator and single-glazed windows to the side and rear respectively allowing an abundance of natural light.

**Sitting room/bedroom** which has fitted wardrobes, parquet flooring, sink unit with storage under, radiator and UPVC double-glazed window.

**Dining room** which has a feature fireplace, radiator and single-glazed windows to the side of the property.

*Off the first-floor landing there is...*

**Bathroom** which has tiled bath, radiator and eaves storage.

Across the hall is a **further bedroom/dressing room** which has sink unit, fitted wardrobe with matching overhead storage, radiator and UPVC double-glazed window.

**Rear garden** is laid mainly to lawn with pleasant flower and shrub borders surrounding.

**Driveway** to the front of the property which allows off road parking and leads to a generous garage ideal for storage.

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected.

**Council Tax** – Band G (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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