

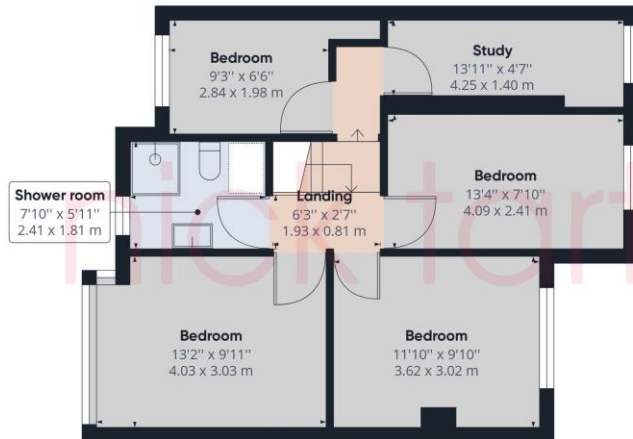


nick tart

3 Kendal Rise, Claregate, Wolverhampton, WV6 9LB



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1250.13 ft<sup>2</sup>  
116.14 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



## Kendal Rise, Claregate, WV6 9LB

- Entrance hall
- Living room
- Kitchen
- Garage
- 4 Bedrooms + office
- Shower room
- Garden and driveway
- EPC: C69

## The accommodation in further detail comprises...

**Entrance hall** which has wood effect flooring, radiator, understairs WC with wash hand basin, staircase rising to the first floor, UPVC double-glazed front door and windows with obscure glass and door to...

**Living room** which has feature fireplace with wood surround, squared bay UPVC double-glazed window to the fore, radiator, wood effect flooring, UPVC double-glazed sliding patio doors leading outside with an internal door leading to the...

**Kitchen** which has a matching range of wall and base level units with work surfaces over, 1½ bowl sink unit with extendable mixer tap, plumbing for washing machine, space for dryer, built in electric oven, separate five ring electric hob with extractor fan over, space for American style fridge/freezer with wine rack over, radiator, tiled flooring and UPVC double-glazed window and door to the rear whilst an internal door leads to the...

**Garage store** which houses the wall mounted gas combination boiler, has the benefit of power and light points and double doors to the front.

**Split landing** which has a hatch to roof space and doors to...

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

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

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**Bedroom** which has wood effect flooring, radiator and UPVC double-glazed window to the fore.

**Shower room** which offers a shower cubicle, pedestal wash hand basin, heated towel rail, WC, part tiled walls, tiled flooring and UPVC double-glazed window with obscure glass to the front.

**Outside** the property is a paved patio area with a step up to a further patio area and lawn.

To the front of the property is a driveway which allows off road parking.

**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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