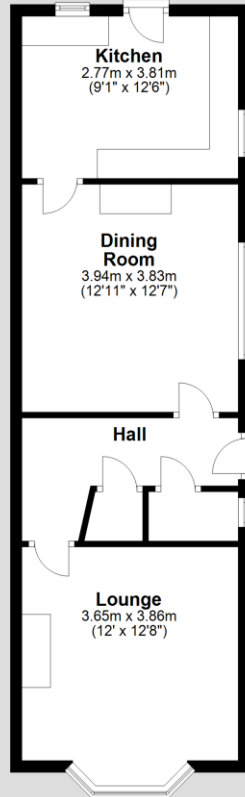




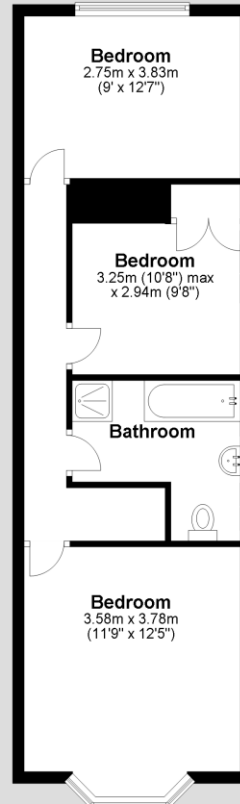
Oak Hill, Finchfield, Wolverhampton, WV3 9AE

nick tart

Ground Floor
Approx. 49.1 sq. metres (528.1 sq. feet)



First Floor
Approx. 48.1 sq. metres (517.7 sq. feet)



Total area: approx. 97.2 sq. metres (1045.8 sq. feet)

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

11 Oak Hill



Oak Hill, Finchfield, Wolverhampton, WV3.

- Entrance Hall
- Lounge
- Dining room
- Kitchen
- 3 Double Bedrooms
- Bathroom + Shower
- Garden + Driveways
- EPC: TBC

The accommodation in further detail comprises...

Entrance Hall has single-glazed side entrance door and window with obscure glass, understairs storage cupboard, radiator, staircase rising to the first floor and doors to...

Lounge has wall mounted contemporary electric fire, radiator and double-glazed squared bay window to the fore...

Dining Room has laminate flooring, double-glazed window to the side, radiator and door to...

Kitchen has a matching range of wall and base units with work surfaces over, integrated fridge and freezer, built in electric oven and hob with extractor fan over, 1½ bowl sink unit with mixer tap, wall mounted gas combination boiler, tiled flooring, double-glazed windows to the side and rear respectively with a UPVC double-glazed door with obscure glass leading outside to the garden...

Landing has hatch to roof space and doors to...

Bedroom has built in wardrobe with sliding doors, double-glazed squared bay window to the fore and radiator...

Shower Room has a mirrored shower cubicle, panel bath with mixer tap and shower attachment over, wash hand basin with mixer tap, heated towel rail, WC and X2 double-glazed windows with obscure glass to the side...

Bedroom has a built-in wardrobe, double-glazed window to the side and radiator...

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

Outside garden has a paved patio area, lawn, X2 garden stores and gated access to the front... To the front of the property is a private driveway and running along the side of the building is a shared driveway with next door.

Tenure – we are advised the property is Freehold and was underpinned in 1999. The current owners have a mortgage via Santander.

Services – we are advised all mains services are connected.

Council Tax – Band C (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.

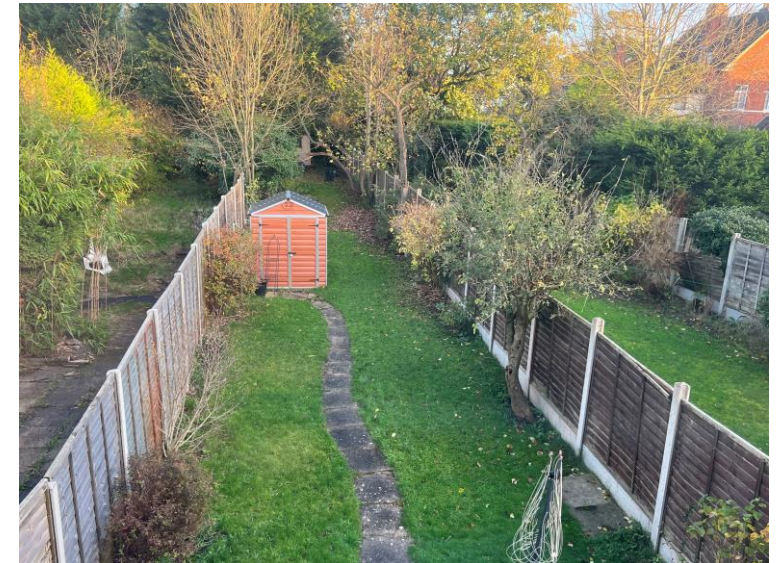
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Also at
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