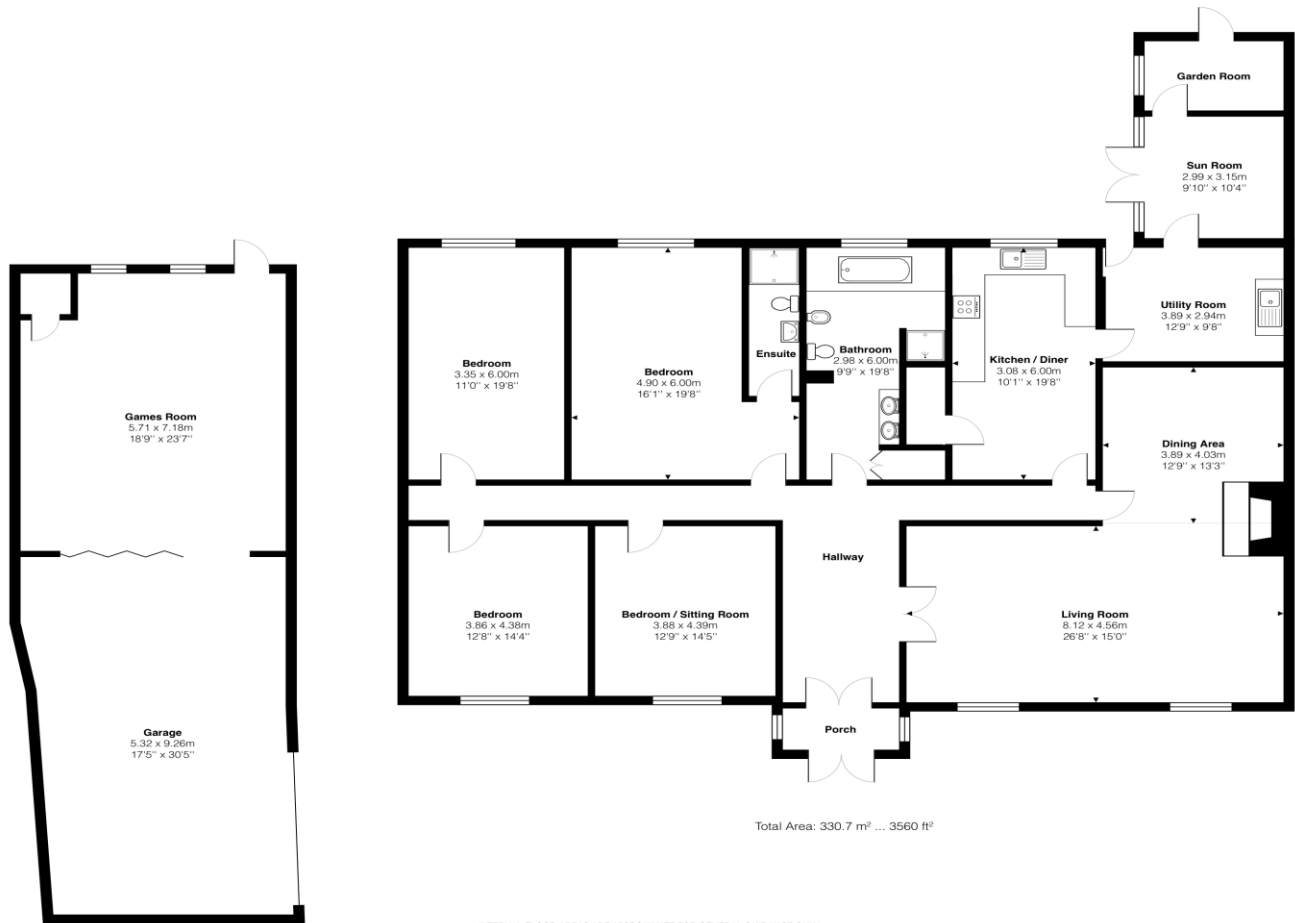




nick tart

"Willowdene" Ivetsey Road, Wheaton Aston ST19



INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
 NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
 (PLANS DRAWN BY JOEWP/PHOTOGRAPHY.CO.UK)



## “WILLOWDENE”, Ivetsey road, Wheaton Aston, ST19 9QW

- Entrance Hall
- 3 Double Bedrooms
- Bathroom + En-suite
- Living room + Sitting Room
- Kitchen + Utility
- Garden Room + Sun Room
- Garage + Snooker Room
- EPC: E47

## The accommodation in further detail comprises...

**Entrance porch** has tiled flooring, double-glazed double doors and windows with obscure glass...

**Entrance hall** has tiled flooring, decorative beams, radiator and doors to...

**Lounge/dining area** enjoys a log burner with brick surround and tiled hearth, X5 radiators, double-glazed window to the fore and decorative beams...

**Dining kitchen** offers a pantry, a matching range of wall and base level units with work surfaces over, built in fridge, 1½ bowl sink unit with mixer tap, electric hob with extractor fan over, built in electric oven and double-glazed windows to the rear...

**Utility** has plumbing for washing machine, double circular sink unit with mixer tap, tiled flooring, radiator, single-glazed door with obscure glass leads to the rear whilst an internal door leads to further utility space or sun room then onto a garden room...

**Sitting room** has double-glazed window to the fore and X2 radiators...

**Bathroom** enjoys a double size sunken jacuzzi bath, separate shower cubicle, WC, bidet, "his" and "hers" sink units with mixer taps, X2 radiators, hot water tank, double glazed window with obscure glass to the rear...

**Bedroom** has a matching range of fitted wardrobes with over head storage and dressing table, radiator and single-glazed window to the rear...

**En-suite** has a shower, WC, wash hand basin with mixer tap and vanity unit under, radiator...

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

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

**Garage** has a side entry up and over door, single-glazed window to the fore, the benefit of power and light points and bi-folding doors lead to the...

**Snooker room** which has X2 radiators, a storage cupboard housing the boiler and X2 single-glazed windows to the rear...

### Outside

Garden offers a timber garden store, lawn, raised patio area and gates access to the front with the additional benefit of an outside tap. To the front of the property is a generous driveway allowing off road parking.

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

**Services** – Electricity and oil-fired central heating plus a septic tank.

**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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