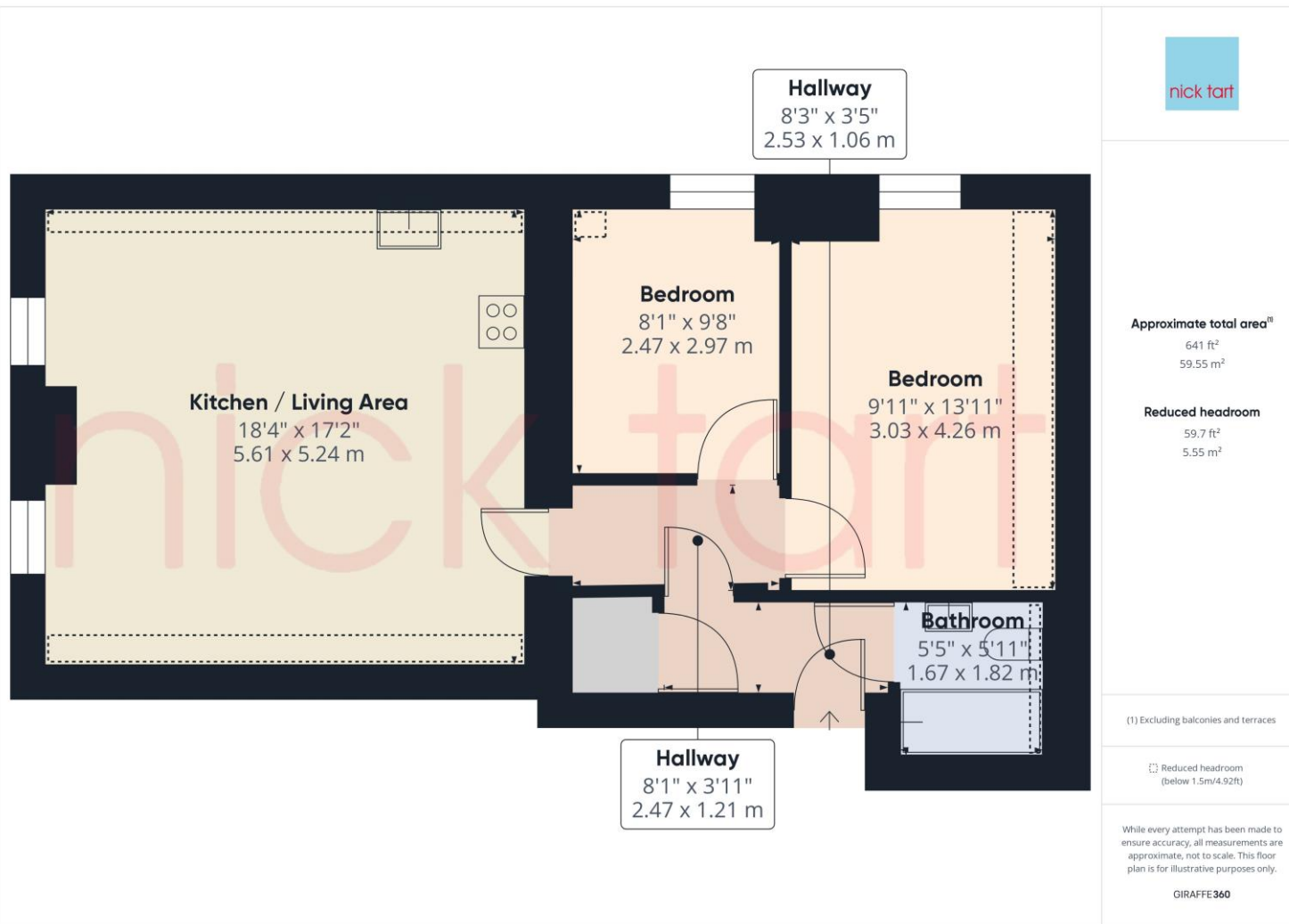




nick tart

Apartment 6, Croft House, Brewood Road, Coven, WV9 5DA



Occupying a prominent position within this much sought after and semi-rural location this imposing Grade II listed Georgian residence whilst being sympathetically converted into six well appointed apartments cleverly encompasses modern fittings and appointments yet retains many of its period features synonymous with its original era of construction.

- Reception hall
- Open plan living room and dining kitchen
- Well appointed bathroom
- A choice of two double bedrooms
- Double-glazed windows and electric radiators
- Many period features including exposed roof truss
- Allocated parking
- EPC TBC



Flat 6 itself occupies a pleasant second floor position with elevated views through most windows and is not only conveniently situated within a stone's throw all local amenities but for commuters both the M6 and M54 are within a short driving distance providing access to major principle cities and towns.

The accommodation in further detail comprises...

Reception hall with vaulted beamed ceiling, oak flooring, built in storage cupboard and secure intercom system.

Well appointed bathroom having Travertine tiled panel bath with shower spray, close coupled WC, vanity unit, heated towel rail, beamed ceiling, velux window and Travertine tiled flooring and walls.

Inner hallway with exposed roof truss and beams, electric radiator, vaulted ceiling and oak flooring.

Open plan living room and dining kitchen.

Living room having vaulted beamed ceiling, double-glazed sash windows, electric radiator and oak flooring.

Fitted dining kitchen having matching suite of units comprising of stainless steel single drainer sink unit, range of cupboards with matching worktops and tiled splash backs, built in electric oven with ceramic hob and extractor over, integrated fridge and freezer, velux windows and plumbing for automatic washing machine.

There is an excellent choice of **two double bedrooms** with **bedroom one** having vaulted beamed ceiling, double-glazed sash window and electric radiator and **bedroom two** with electric radiator and double-glazed sash window.

In addition there is also **allocated parking** located to the rear of the main building.

Tenure - we are advised the property is Leasehold.

Services - we are advised there is electric at the property.

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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