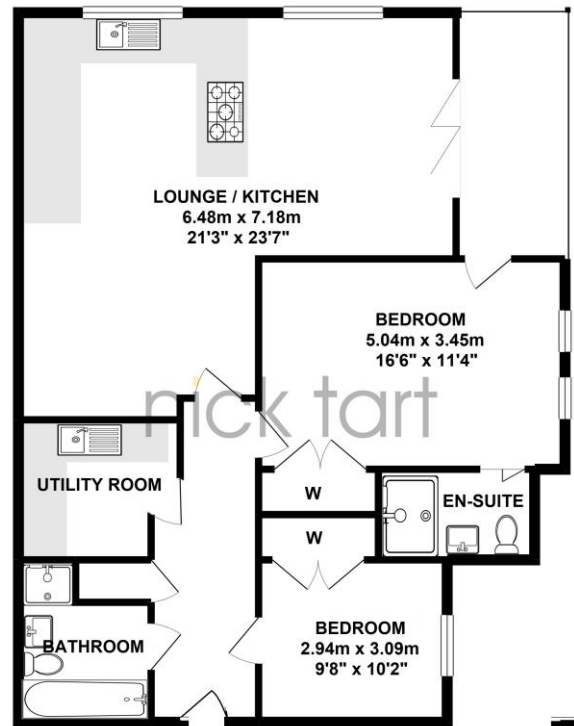




'2 Ellen Place, Henry Fowler Drive, Tettenhall, WV6 8UD'

nick tart

GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used at each by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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'2 Ellen Place, Henry Fowler Drive, Tettenhall, WV6 8UD'

- Ground floor
- Stunning communal entrance
- 2 double bedrooms
- Bathroom + ensuite
- 'Open Plan' lounge/kitchen/diner
- Built by 'David Wilson Homes'
- Built in wardrobes
- Private terrace
- Communal gardens
- EPC: B83



The accommodation in further detail comprises...

Entrance Hall has telephone style intercom, radiator, storage cupboard, and doors off to...

Bathroom has a white suite comprising of a panel bath, with mixer tap, WC, pedestal wash hand basin, separate inset shower cubicle, wall mounted heated towel rail, tiled flooring, part tiled walls, and inset spot lighting...

Bedroom has built in fitted wardrobe with mirrored door, UPVC double glazed window and radiator...

Utility has work surface with storage units under, sink unit with extendable mixer tap, radiator, plumbing for washing machine, and tiled flooring...

Bedroom has a built in wardrobe with mirrored door, radiator, UPVC double glazed windows, UPVC double glazed patio style door leads to the outdoor terrace and an internal door leads to...

Ensuite which has a shower cubicle, pedestal wash hand basin, WC, heated towel rail, tiled flooring and part tiled walls...

'Open plan' dining/kitchen/lounge has a tiled **dining area**, a matching range of wall and base units with work surfaces over, one and a half bowl sink unit with extendable mixer tap, integrated fridge freezer and dishwasher, built in oven, separate six ring gas hob with extractor fan over whilst the **lounge area** is carpeted and has the benefit of radiator, UPVC double glazed window and bi-foldable doors which lead out onto the terrace.

The landscaped rear gardens are communal, we are advised there is communal parking and also visitor's parking spaces

Tenure – we are advised the property is Leasehold.

Services – we are advised all mains services are connected.

Council Tax – Band D (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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