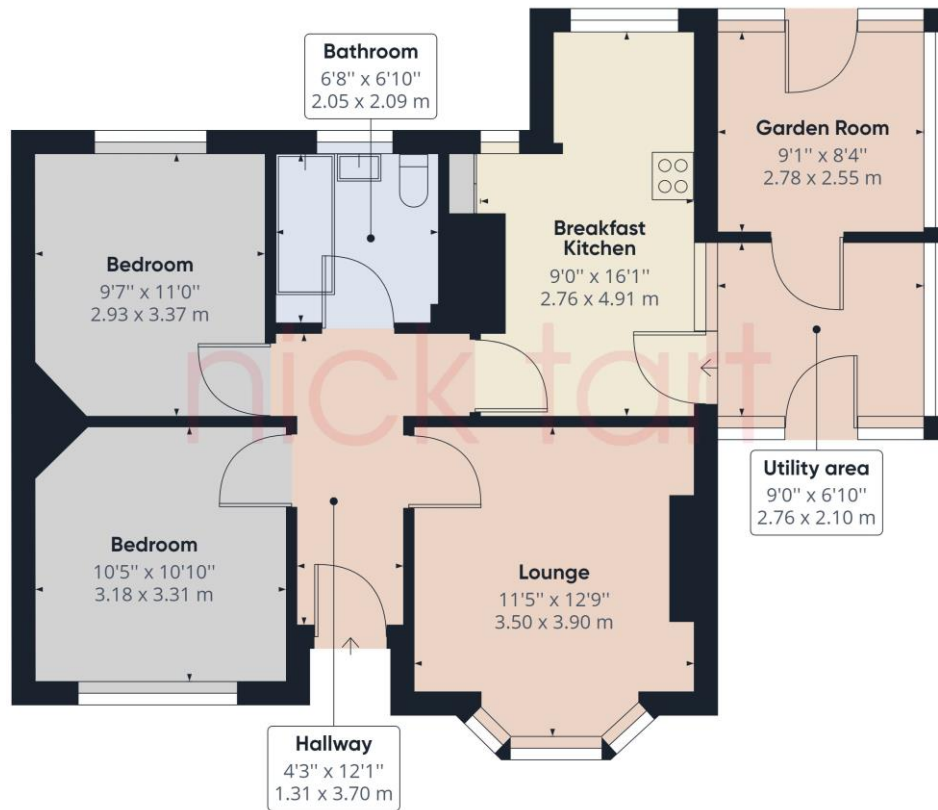




nick tart

11 Laurel Grove, Bradmore, W-Ton WV3 7HJ



Approximate total area⁽¹⁾
752.76 ft²
69.93 m²

(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



11 Laurel Grove, Bradmore WV3 7HU

- Hallway
- Lounge
- Breakfast Kitchen
- Utility area
- Garden Room
- Bathroom
- 2 Double Bedrooms
- Generous garden
- Driveway
- EPC: F35

The accommodation in further detail comprises...

Porch has an arched UPVC double-glazed front door.

Entrance hall has UPVC double-glazed door with obscure glass, radiator, hatch to roof space and doors to...

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

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

Lounge has a brick and tiled fireplace with gas fire, radiator and squared UPVC double-glazed bay window to the fore.

Bathroom has a coloured suite comprising of panel bath with electric "Triton" shower unit over, pedestal wash hand basin, WC, part tiled walls, radiator and UPVC double-glazed window with obscure glass to the rear.

Breakfast kitchen has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, built in oven with hob and extractor fan over, plumbing for washing machine, wall mounted Ideal Logic gas combination boiler, gas fire with brick surround, UPVC double-glazed windows to the rear and UPVC double-glazed door with obscure glass leads to...

Potential utility space has an internal door to the...

Garden room has radiator, UPVC double-glazed windows and doors out to the garden.

Outside the property is a paved patio area, lawn, X2 timber garden stores, gated access to the front and to the front of the property is a driveway that allows off road parking.

Parking – parking is via a driveway to the fore

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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