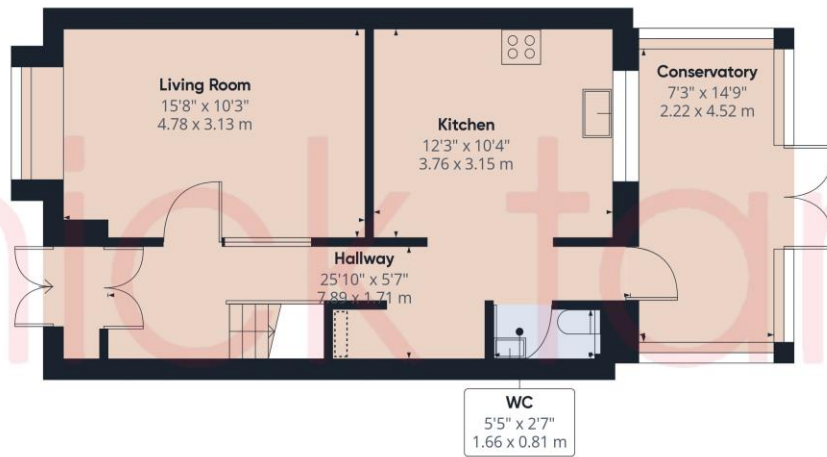




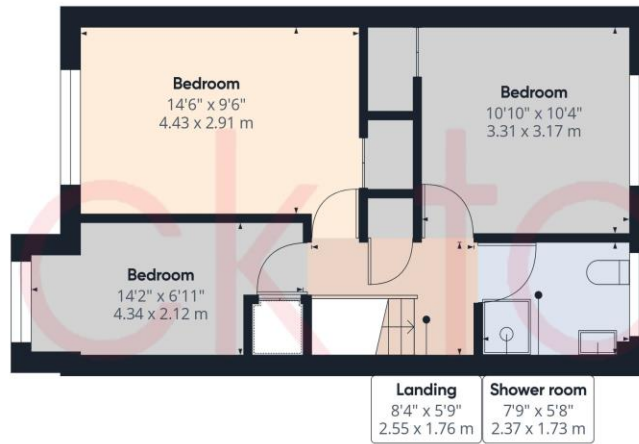
nick tart

46 Wayside, Pendeford, Wolverhampton WV8 1TB





Ground Floor



Floor 2



**Approximate total area<sup>m</sup>**

1029.2 ft<sup>2</sup>  
95.62 m<sup>2</sup>

**Reduced headroom**

1.89 ft<sup>2</sup>  
0.18 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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



# Wayside, Pendeford, Wolverhampton, WV8

- Entrance porch & hallway
- Living room
- Downstairs WC
- Kitchen
- Conservatory
- 3 Bedrooms
- Shower room
- EPC D64

## The accommodation which enjoys the benefits of gas central heating in further detail comprises...

**Entrance porch** having a UPVC front door with obscure glass, storage cupboard, UPVC double front door, vertical radiator, staircase rising to the first floor, downstairs WC, opening to the kitchen and doors to the living room.

**Living room** offers a vertical radiator, upvc double glazed window to the fore and foldable internal upvc double glazed doors allows the room to open up towards the hallway.

**Kitchen** which has a matching range of wall and base level units with work surfaces over, sink unit with extendable mixer tap, gas and electric cooker points, vertical radiator, plumbing for washing machine and internal UPVC door with obscure glass leads to...

**Conservatory** which is of brick and UPVC construction, has tiled flooring and an (outside tap).

**The first floor landing** which has hatch to roof space, storage cupboard and doors to...

**Shower room** which has shower cubicle, WC, heated towel rail, wash hand basin with vanity unit under, part tiled walls and UPVC double-glazed window to the rear.

**Bedroom** which has built in wardrobe housing the Glow-worm gas boiler, radiator and UPVC double-glazed window to the rear.

**Bedroom** which has laminate flooring, built in wardrobe, radiator and UPVC double-glazed window to the fore.

**Bedroom** which has built in storage cupboard, radiator and UPVC double-glazed window to the fore.

**Outside** to the front of the property is a graveled courtyard style area and to the rear is a concrete brick store, rear courtyard and gated access leading to a car parking space.

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

**Services** – we are advised all mains services are connected.

**Council Tax** – Band A (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

**Construction** – We are advised the property is of brick and concrete construction and therefore specialist lenders maybe required.

**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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