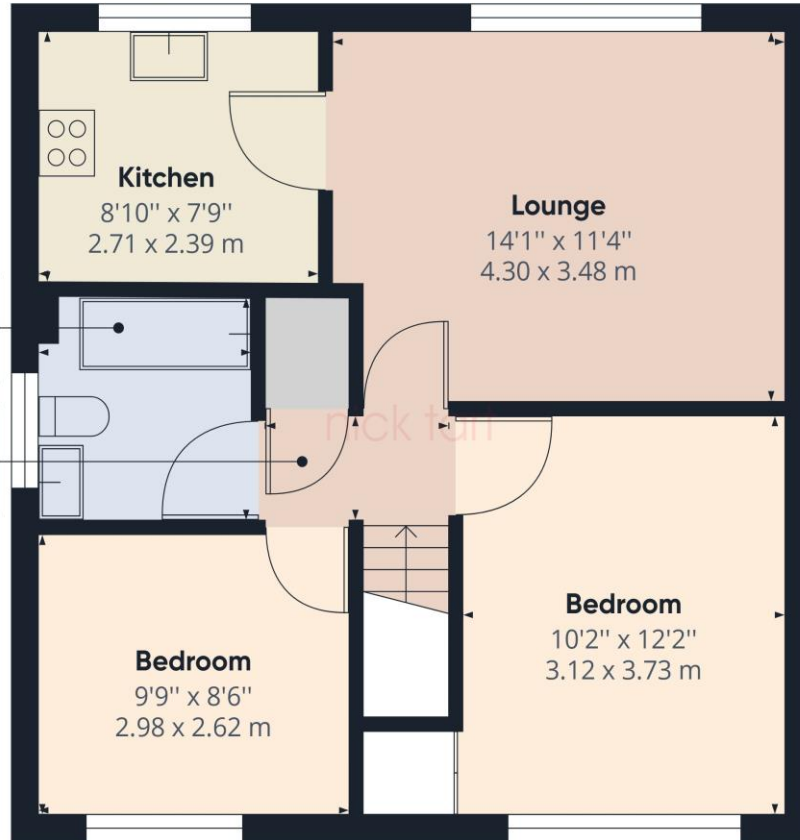




nick tart

6 Pagharn Close, Pendeford, WV9 5RD





**Bathroom**  
6'9" x 6'10"  
2.07 x 2.09 m

**Landing**  
5'9" x 3'4"  
1.77 x 1.03 m

**Kitchen**  
8'10" x 7'9"  
2.71 x 2.39 m

**Lounge**  
14'1" x 11'4"  
4.30 x 3.48 m

**Bedroom**  
9'9" x 8'6"  
2.98 x 2.62 m

**Bedroom**  
10'2" x 12'2"  
3.12 x 3.73 m

**Approximate total area<sup>(1)</sup>**  
513.94 ft<sup>2</sup>  
47.75 m<sup>2</sup>

(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



## First Floor Maisonette

- Private entrance
- Private garden
- Communal parking area
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- EPC: C70

## The accommodation in further detail comprises...

**Entrance hall** which has UPVC front door with obscure glass, tiled flooring, radiator and staircase.

**Landing** which has hatch the benefit of loft access, storage cupboard and doors to...

**Bedroom 1** which has built in wardrobe, radiator and UPVC double-glazed window to the fore.

**Bedroom 2** which has radiator and UPVC double-glazed window to the fore.

**Bathroom** which has a suite comprising of panel bath with shower over, WC, pedestal wash hand basin, heated towel rail, tiled flooring and UPVC double-glazed window with obscure glass to the side.

**Lounge** which has radiator, UPVC double-glazed window to the rear and an internal door leading to the...

**Kitchen** which has a matching range of wall and base level units with solid oak work surfaces over, sink unit with mixer tap, plumbing for washing machine, space for dryer, built in oven with gas hob and extractor fan over, wall mounted gas combination boiler (installed as new in 2019), tiled flooring, radiator and UPVC double-glazed window to the fore.

**Outside** the property has a private garden with lawn and timber garden store approached via a shared access. A communal parking area is also available.

**Tenure** – we are advised the property is Leasehold with approx. 92 years remaining on the lease. Ground rent is £528 Per Annum.

**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).

**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



### 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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