

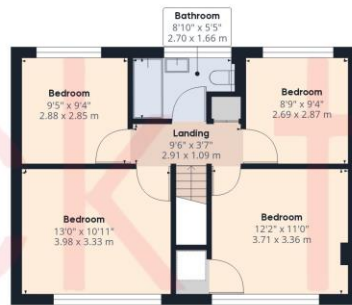


Fair Oak Drive, Tettenhall, Wolverhampton, WV6

nick tart



Ground Floor



Floor 1

nick tart

Approximate total area⁽¹⁾
1378.88 ft²
128.1 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

Set back from the road this much sought after tree lined cul-de-sac this deceptively spacious four bedroom, two bathroom detached property whilst already providing a practical and versatile living accommodation there is ample provision for those discerning buyers looking to acquire a property that they can re-style and re-modernize to their own requirements if so required.

- Entrance hall
- Shower room
- Sitting room and dining area
- Breakfast kitchen
- Four double bedrooms
- Family bathroom
- Double width garage
- Front and rear gardens

The property itself is only a short driving distance from both Tettenhall Wood and Tettenhall Villages which provide access to all local amenities including shops, schools and public transport services.

The gas central heated and part double-glazed interior in further detail comprises...

Ground floor

Covered open reception porch with courtesy light.

Entrance hall having oak strip flooring, understairs storage, radiator and access into the garage.

Good size shower room which has vanity unit, double shower cubicle, close coupled WC, heated chrome towel rail and double-glazed window.

Full length sitting room and dining area which has radiators, coved ceiling, double-glazed window and access into the rear garden.

Breakfast kitchen which has a matching suite of high gloss units with stainless steel single drainer sink unit, range of cupboards with matching wooden worktops and tiled splash backs incorporating free standing Belling range cooker, integrated dishwasher and washing machine, built in pantry stores, wall cabinets, laminate flooring, coved ceiling, double-glazed window and access to the side elevation.

Stairs lead from the entrance hall to...

First floor

Landing which has an airing cupboard.

An excellent choice of **four double bedrooms** all with radiators and double-glazed windows.

Family bathroom includes a panel bath, wash hand basin, low flush WC, double-glazed window, part tiled walls and heated chrome towel rail.

Outside

The property is approached via a double width Herringbone block paved driveway and front garden.

To the rear is a large patio leading to the main lawn with surrounding fencing and trees.

EPC – C69

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band E (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.

12 Upper Green, Tettenhall, Wolverhampton WV6 8QH

Tel: (01902) 755585

Fax: (01902) 751545

Email: wolverhampton@nicktart.com

www.nicktart.com

Also at
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

