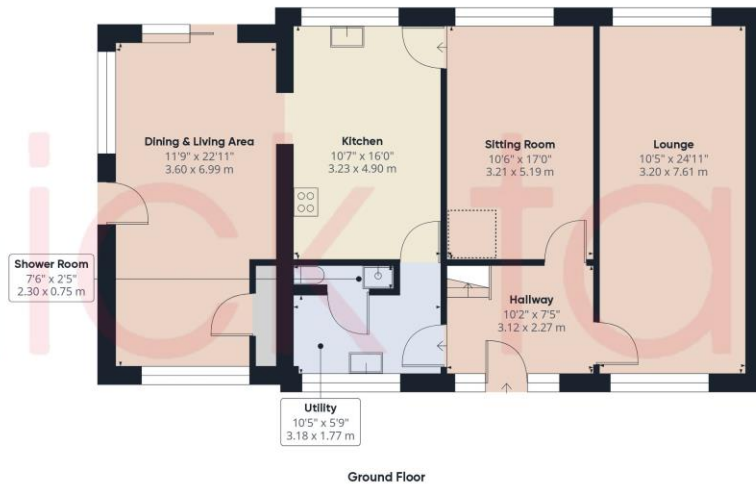




nick tart

Jasmine Cottage, Codsall Road, Wolverhampton, WV6 9QG



Approximate total area⁽¹⁾
 1816.01 ft²
 168.71 m²

Reduced headroom
 11.9 ft²
 1.11 m²



(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



Jasmine Cottage, Codsall Road, WV6 9QG

- Entrance hall
- Lounge
- Sitting room
- Dining & living room
- Kitchen
- Utility with downstairs WC & shower
- 3 Bedrooms
- 2 En-suites
- Generous driveway
- Ample patio & lawn

The property in further detail comprises of...

Entrance porch which has composite front door with UPVC double-glazed windows to the side.

Entrance hall which has wood effect flooring, UPVC door and windows with obscure glass, radiator, staircase rising to the first floor and doors to...

Lounge which has wood effect flooring, X2 radiators and UPVC double-glazed windows to the front and rear respectively.

Sitting room which has X2 radiators and UPVC double-glazed window to the rear whilst an internal door leads to...

Kitchen which has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, integrated electric oven, separate gas hob with extractor fan over, wine rack, plumbing for dishwasher, tiled flooring, UPVC double-glazed window to the rear and a squared archway leads to...

Living & Dining area which has wood effect flooring, storage cupboard housing the gas boiler, radiator, UPVC double-glazed window to the front and side whilst UPVC double-glazed sliding doors lead out to the garden.

Utility which has a matching range of wall and base level units with work surface over, sink unit with mixer tap, plumbing for washing machine, space for dryer, double-glazed window to the fore, tiled flooring and an internal door leading to...

Downstairs WC which has the benefit of a shower cubicle and tiled flooring.

Upstairs landing which has UPVC double-glazed window to the rear and radiator with doors to...

Master bedroom which has X2 radiators, fitted wardrobes, UPVC double-glazed windows to the rear and side and an internal door leads to...

En-suite bathroom which has a free standing sunken bath with mixer tap, wash hand basin with wall hung vanity unit under and mixer tap, shower cubicle, WC, inset spot lighting, tile effect flooring, part tiled walls and Velux window.

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

Bedroom which has fitted wardrobes with matching dressing table, radiator, UPVC double-glazed windows to the side and rear whilst an internal door leads to...

En-suite shower room which has a shower cubicle with electric *Triton* shower unit attached, wash hand basin with mixer tap and vanity unit under, WC, radiator, tiled flooring and Velux window.

Outside the property there is a paved patio area and a lawn complimented by sweeping countryside views. To the front of the property is an ample driveway that allows off road parking.

EPC D58

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band (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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