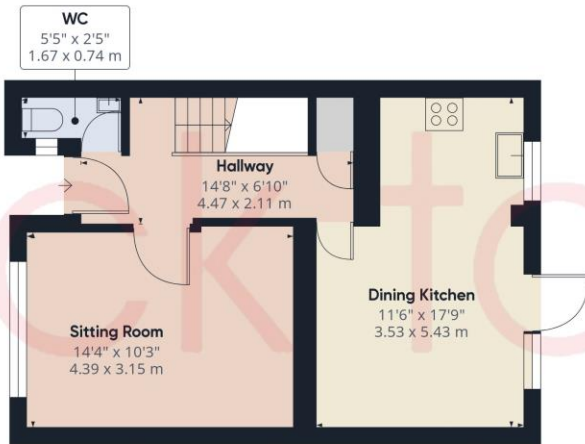


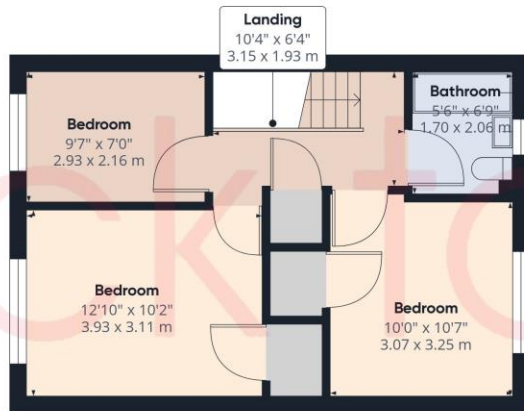


139 Pond Lane, Parkfield, Wolverhampton, WV2 1HH

nick tart



Ground Floor



Floor 1



Approximate total area[®]

867.38 ft²
80.58 m²

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



Originally constructed circa 1980's this deceptive mid terrace town house property provides practical and versatile layout of living accommodation throughout the well maintained interior with three good size bedrooms and in our opinion would prove ideal for first time buyers and is conveniently situated next to all local amenities including shops, schools and public transport services.

- Entrance porch with fitted cloak room
- Good size sitting room
- Full width dining kitchen
- Three bedrooms
- Re-fitted family bathroom
- Off road parking
- Enclosed rear garden
- EPC: C73

The accommodation which enjoys the benefits of gas central heating and double-glazing in further detail comprises...

Covered **reception porch** with built in stores.

Entrance hall with laminate flooring, understairs recess, built in storage cupboard and fitted cloak room.

Front facing sitting room with laminate flooring, double-glazed window, double radiator and coved ceiling.

Full width dining kitchen comprising of matching suite of units, stainless steel single drainer sink unit with tiled splash backs, range of cupboards with matching worktops incorporating cooked recess, plumbing for automatic washing machine, wall cupboards, laminate flooring and double-glazed window.

Dining area having laminate flooring, radiator, double-glazed window and door leading into the rear garden.

Stairs lead from the entrance hall to the **first floor landing** with airing cupboard housing the wall mounted gas central heating boiler.

Bedroom one and two are both double in size and enjoy the benefit of radiators, double-glazed windows and built in wardrobes.

Furthermore, **bedroom three** also has a radiator and double-glazed window.

Re-fitted bathroom having panel bath with shower and screen, vanity unit, low flush WC, tiled walls, heated chrome towel rail, double-glazed window and recess spotlights.

Outside the property enjoys off road parking and to the rear is a enclosed garden with a small crazy paved patio to lawn with a variety of shrubs and trees and a gate leading to a further communal car parking area.

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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Also at
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