

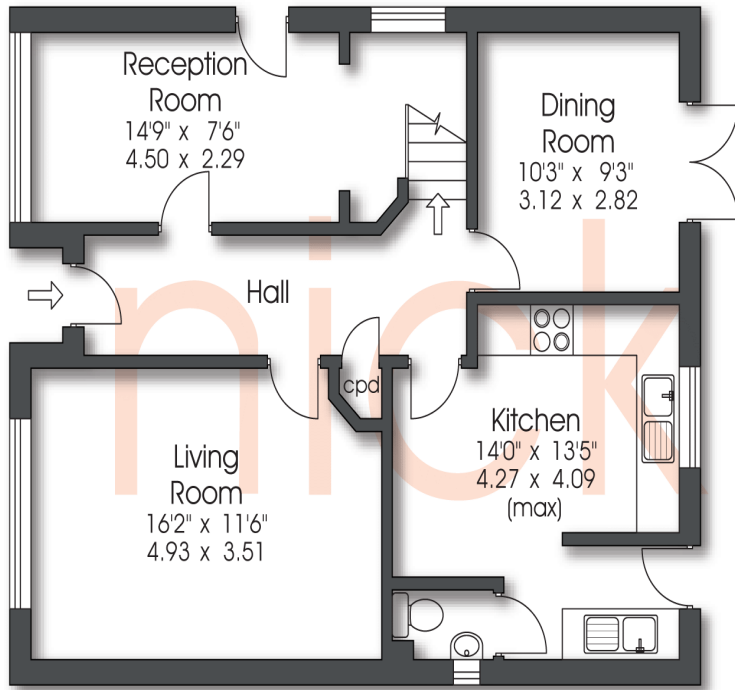


nick tart

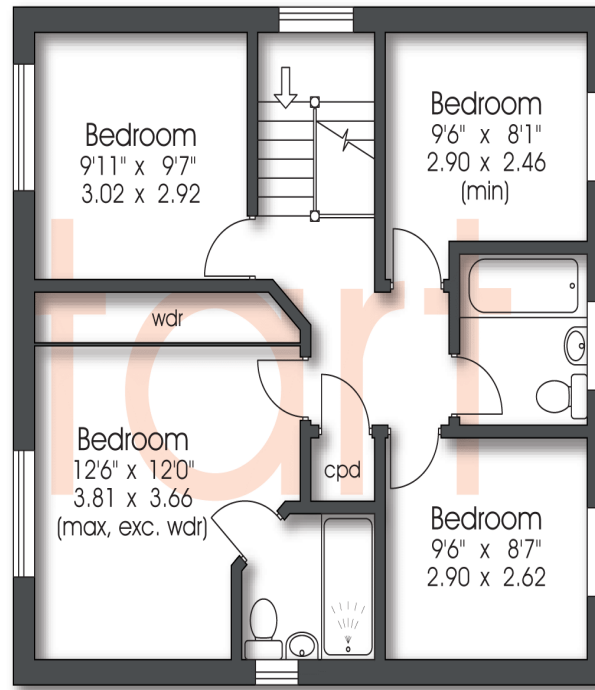
Ivy Croft, Pendeford, Wolverhampton, WV9 5SE

Approx Gross Floor Area = 1384 Sq. Feet
= 128.6 Sq. Metres

nick tart



Ground Floor



First Floor

For illustrative purposes only. Not to scale.



9 Ivy Croft, Pendeford, WV9 5SE

- Detached family home
- Stunning kitchen with utility area
- Downstairs WC
- 3 Reception rooms
- 4 Bedrooms
- House bathroom + En-suite
- Garden + Driveway
- EPC C69

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

Entrance hall which has composite style front door with obscure glass, radiator, storage cupboard, staircase rising to the first floor and doors to...

Additional reception room / snug which was originally converted from the garage has UPVC double-glazed windows to the fore, radiator, a useful storage area and UPVC double-glazed door with obscure glass leading to the side of the property.

Living room which has a fitted contemporary inset electric fire with feature fireplace, X2 radiators and UPVC double-glazed window to the fore.

Dining room which has wood effect flooring, radiator and double patio doors lead outside.

Kitchen which has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, NEFF induction hob with extractor fan over, wine rack, X3 built in ovens, inset spot lighting, integrated appliances and the bonus of circular inset music ceiling speakers plus an integrated tropical fish tank which is an excellent and surprising feature.

Utility area which has plumbing for washing machine, space for dryer, additional work surface with mixer tap, wall mounted vertical radiator, tiled flooring, wall mounted gas boiler, UPVC double-glazed door leads out to the garden and an internal door leads to the downstairs WC.

Landing has UPVC double-glazed windows with obscure glass to the side, hatch to roof space, storage cupboard housing the hot water cylinder and doors to...

Master bedroom which has fitted wardrobes, radiator, ceiling light fan and UPVC double-glazed window to the fore.

Ensuite which has a walk in shower cubicle, wall mounted vertical heated towel rail, inset spot lighting, sunken speakers into the ceiling, WC, wash hand basin with vanity unit under, part tiled walls, tiled flooring and UPVC double-glazed window with obscure glass to the side.

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

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

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

House bathroom which has a white suite comprising of panel bath with electric *Triton* shower unit over, pedestal wash hand basin, heated towel rail, WC, part tiled walls and UPVC double-glazed window with obscure glass to the rear.

Outside To the front of the property is a driveway which allows off road parking.

The rear garden has a patio area and is laid to lawn with the benefit of a timber garden store.

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.

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

