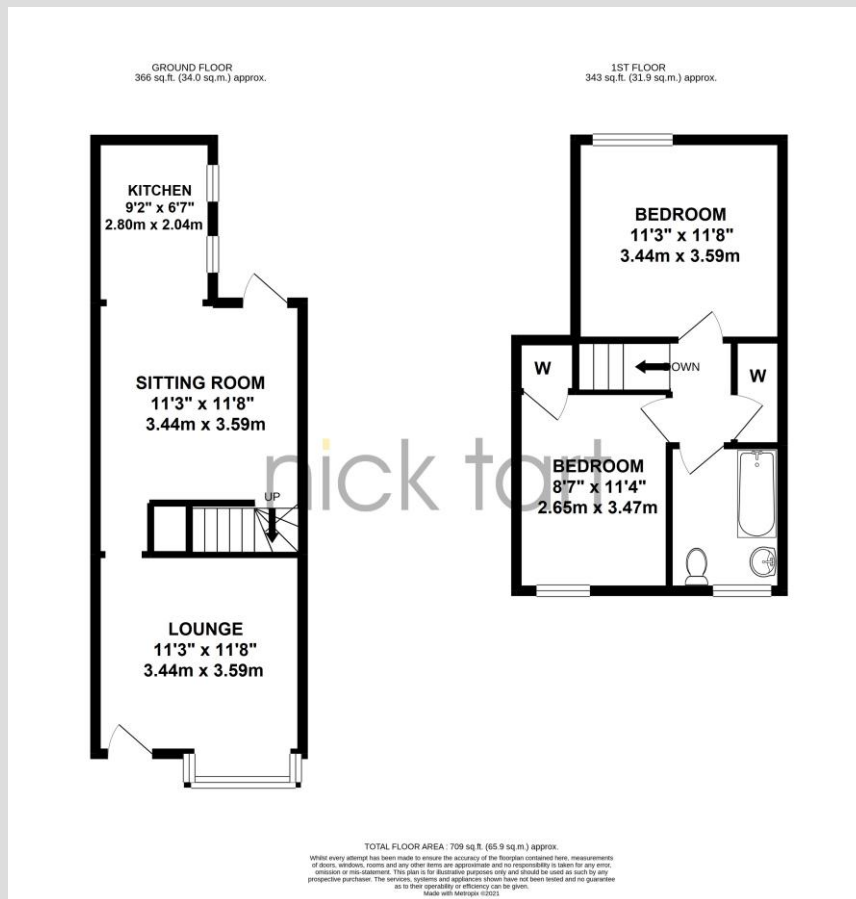




nick tart

Bruford Road, Bradmore, Wolverhampton, WV3 0AY



Bruford Road, Bradmore, WV3 0AY

- Lounge
- Sitting Room
- Kitchen
- Bathroom
- 2 Bedrooms
- Garden
- No upward chain
- EPC: E49

The accommodation in further detail comprises...

Lounge has a UPVC double-glazed window front door with obscure glass, UPVC double-glazed windows to the fore, exposed floorboards, radiator, and internal door to...

Sitting Room has exposed floorboards, radiator, staircase rising to the first floor, UPVC double-glazed door leads to the garden and a squared opening with a step-down leads to the...

Kitchen which offers a matching range of wall and base units with worksurfaces over, 1 ½ bowl sink unit with mixer tap, wall mounted gas boiler, plumbing for washing machine, integrated fridge, built-in oven with a gas hob and extractor fan over, and x2 double-glazed windows to the side...

Bedroom has feature fireplace with a radiator and double-glazed window to the fore...

Bathroom has a suite comprising of a bath with an electric 'Triton' shower unit over, WC, pedestal wash hand basin, exposed floorboards, radiator, and a double-glazed window with obscure glass to the rear...

Bedroom enjoys a feature fireplace, radiator, built-in wardrobe, and a double-glazed window to the rear...

Outside

Garden has a lawn with a part block paved pathway/patio area.

Tenure – we are advised the property is Freehold.

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 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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