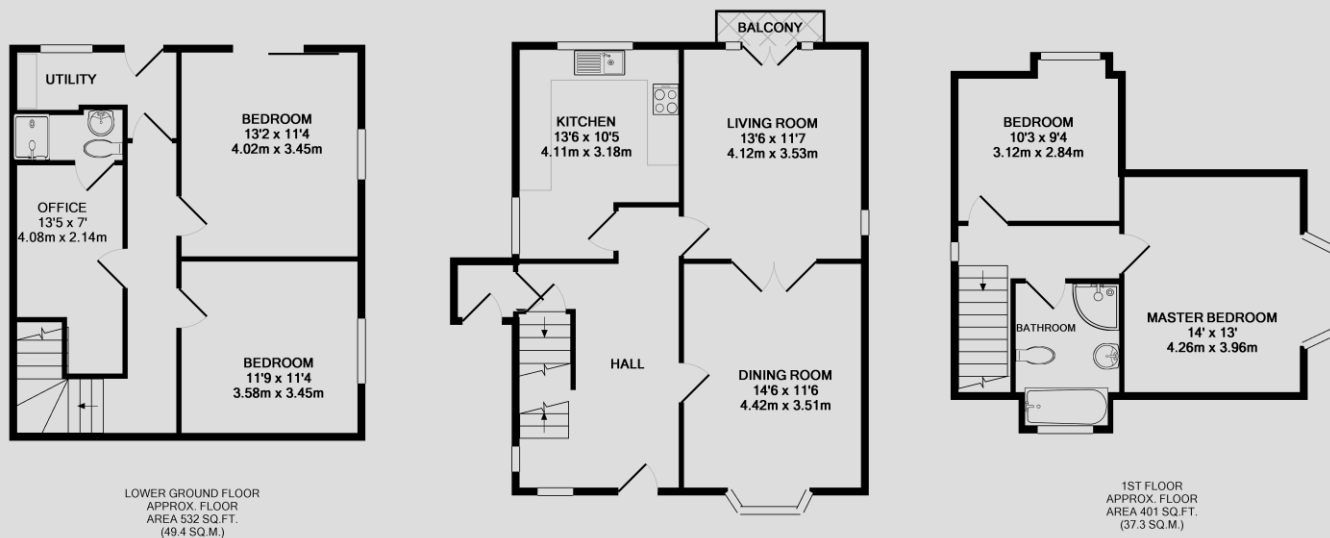




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28 Ivy House Lane, Bilston



TOTAL APPROX. FLOOR AREA 1565 SQ.FT. (145.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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28 Ivy House Lane, Bilston, West Midlands, WV14 9JU

Situated within a generous plot on the fringe of the Birmingham New Road providing access to motorway networks and principal cities and towns, this deceptively spacious three storey detached family home would prove ideal for that discerning buyer or investor looking to acquire a property that they can restyle to their own requirements to either enhance the existing accommodation or subject to the appropriate planning approval create a house of multiple occupancy.

- Entrance hall ,dining room
- Separate sitting room with balcony
- Breakfast kitchen
- Lower ground floor and hallway
- Two lower ground floor bedrooms and office
- Separate shower room
- Utility area
- Two first floor double bedrooms
- Family bathroom
- Ample off road parking
- Gardens on three sides
- EPC Rating: E54

The accommodation which enjoys the benefit of majority gas central heating and double glazing further comprises...

Good size entrance hall. Front facing dining room with double glazed bay window and cast iron style wood burner. **Rear facing sitting room** having a feature fireplace with electric fire and access to a **balcony. Breakfast kitchen** having matching suite of units, stainless steel single drainer sink unit, tiled splash backs, a range of cupboards, matching work surfaces incorporating electric double oven and gas hob with extractor over, plumbing for dishwasher, a range of wall cabinets and double glazed windows.

A descending staircase leads to the **lower ground floor** with **hallway** where there are **two bedrooms, office, separate shower room** and **utility area** which houses the gas central heating boiler, plumbing for washing machine and door leading to the rear.

Stairs rise from the entrance hall to the **first floor landing. Bedroom one** having a range of fitted wardrobes and double glazed bay window with seating. **Bedroom two** with double glazed window. **Family bathroom** comprising panelled bath, **separate shower cubicle**, pedestal wash hand basin, low flush wc and two chrome heated towel rails.

Outside

The property is approached via an extensive circular driveway providing excellent off road parking and gardens to the side and rear.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band D (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).



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

