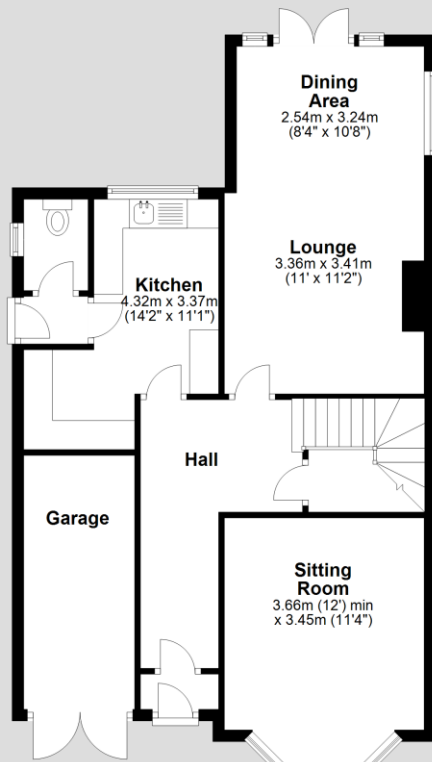




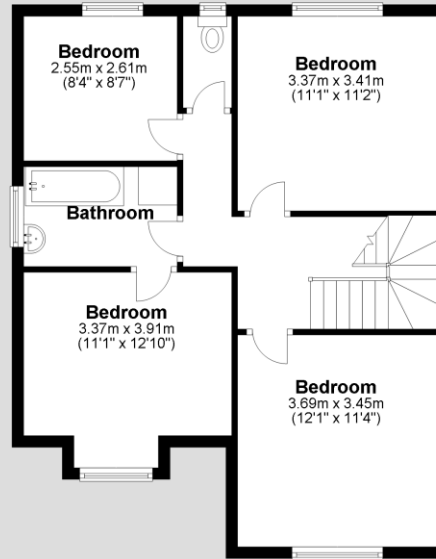
nick tart

Windmill Lane, Castlecroft, Wolverhampton, WV3 8HJ

Ground Floor
Approx. 72.1 sq. metres (776.6 sq. feet)



First Floor
Approx. 59.8 sq. metres (644.2 sq. feet)



Total area: approx. 132.0 sq. metres (1420.8 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanUp.



Windmill Lane, Castlecroft, Wolverhampton.

- Entrance Hall
- Sitting room
- Lounge + Dining area
- Kitchen
- Bathroom
- 4 Bedrooms
- Garage + Driveway
- EPC: E43

The accommodation in further detail comprises...

Entrance porch has UPVC double-glazed front door and tiled flooring...

Entrance hall has single-glazed front door with obscure glass, radiator, understairs storage cupboard and staircase rising to the first floor...

Lounge has fireplace, squared bay double-glazed window to the fore and radiator...

Dining room has feature fireplace, X2 radiators and archway to the...

Dining area offers double-glazed window to the side and double-glazed door leading out to the garden...

Kitchen has a matching range of wall and base units with work surfaces over, 1½ bowl sink unit with mixer tap, gas boiler, integrated fridge and freezer, gas cooker point with extractor fan over, double-glazed window to the rear, double-glazed UPVC door with obscure glass leads to the **WC** and a further UPVC double-glazed patio style door with obscure glass leads to the side of the property...

Landing has hatch to roof space, double-glazed window to the side and doors to...

Bedroom has a matching range of fitted wardrobes and drawers, radiator and double-glazed window to the fore...

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

Bedroom has double-glazed window to the fore, radiator and built-in storage cupboard...

Shower room has a shower cubicle with electric *TRITON* shower unit, pedestal wash hand basin, part tiled walls, radiator and a double-glazed window with obscure glass to the side...

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

Cloakroom has a separate WC and double-glazed window with obscure glass to the rear...

Outside

Garden is of a generous size, layed to lawn with pleasant flower and shrub borders surrounding, timber garden store and a paved patio area. To the front of the property is a carriage driveway that allows off road parking.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band E (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

