



nick tart

1 New Cottages, Back Lane, Ackleton, WV6 7JJ



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- Charming semi-detached cottage
- Living room with log fire
- Conservatory
- Downstairs WC + utility
- Bathroom
- 2 double bedrooms
- Office / hobby room
- Ample driveway and private garden

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

Entrance hall which has double-glazed timber door with obscure glass, tiled flooring, staircase rising to the first floor and door to...

Dining kitchen which has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, UPVC double-glazed window to the fore, electric cooker point, wood effect flooring, under stair storage, radiator and an internal door leads to...

Downstairs WC and utility which has a wall mounted gas boiler, plumbing for washing machine, matching range of storage units and UPVC double-glazed window leading outside.

Living room which enjoys a brick exposed log burner with tiled hearth and timber surround, UPVC double-glazed window to the fore and double doors lead to...

Conservatory which has tiled flooring, ceiling light fan and is of brick and UPVC construction. Landing which has storage cupboard, radiator, X2 double-glazed windows to the rear and doors to...

Master bedroom which has a matching range of matching wardrobes with overhead storage and dressing table, radiator and UPVC double-glazed window to the fore.

Bathroom which has a white suite comprising of panel bath with shower over, pedestal wash hand basin, WC, fully tiled walls, radiator and UPVC double-glazed window with obscure glass to the rear.

Bedroom which has radiator, inset storage cupboard, UPVC double-glazed window to the fore and an internal door leads to a staircase which leads you to...

Office / hobby room which is thought an ideal office space.

Outside To the front of the property is a gravel driveway with ample parking for several cars and the rear garden is laid to lawn has a timber garden store and a decked patio style area.

EPC - TBC

Tenure - we are advised the property is Freehold.

Services - Mains drainage / electricity / propane gas.

Council Tax - Band C (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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