



47 Wolverhampton Road, Codsall, Wolverhampton, WV8 1PW

nick tart





Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
1604.97 ft<sup>2</sup>  
149.11 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



# 47 Wolverhampton Road, Codsall, WV8 1PW

- Living room
- Dining area
- Kitchen
- Utility
- Downstairs WC
- 2 Bathrooms
- 4 Bedrooms
- Garage

**The property in further detail comprises of...**

**Entrance Hall** which has composite front door with obscure glass, Karndean flooring, radiator, staircase rising to the first floor and door to...

**Living room** which enjoys a wood burner with exposed brick fire place, UPVC double-glazed windows to the fore, vertical radiator and a squared opening leads to...

**Dining area** which has Karndean flooring, vertical radiator, door to downstairs WC and UPVC double-glazed wood effect patio doors leading outside whilst a squared opening leads to...

**Kitchen area** which has a matching range of wall and base level units with work surfaces over, integrated dishwasher, 'Belfast' style sink with mixer tap, gas cooker point with extractor fan over, understairs storage cupboard, Karndean flooring and an internal door leads to...

**Utility** which has matching range of wall and base level units with work surfaces over, plumbing for washing machine, space for dryer, sink unit, radiator, Karndean flooring, UPVC double-glazed door with window leading outside and an internal door to the...

**Garage** which has the benefit of power and light points and an up and over door.

**Split landing** leads to...

**Master bedroom** which has built in wardrobe, radiator, inset spot lighting and UPVC double-glazed window to the fore.

**Bathroom** which has freestanding bath with mixer tap, WC, walk in shower, wall mounted vanity unit with mixer tap, tiled flooring, fully tiled walls, heated towel rail, inset spot lighting and UPVC double-glazed window with obscure glass to the rear.

**Bedroom** which has radiator, UPVC double-glazed window to the fore and inset spot lighting.

**Bedroom** which has radiator, UPVC double-glazed window to the fore, inset spot lighting and fitted exposed wardrobes.

**Bathroom** which has sunken bath with mixer tap and shower over, sink unit with mixer tap and vanity unit under, WC, heated towel rail, tiled flooring, fully tiled walls, inset spot lighting, storage cupboard housing the gas combination boiler and UPVC double-glazed window with obscure glass to the rear.

**Bedroom** which has radiator, inset spot lighting and UPVC double-glazed window to the rear.

**Outside** The garden enjoys a decked patio area and lawn whilst to the front of the property is a driveway that allows off road parking.

Tenure – we are advised the property is Freehold.

EPC D58

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).

**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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