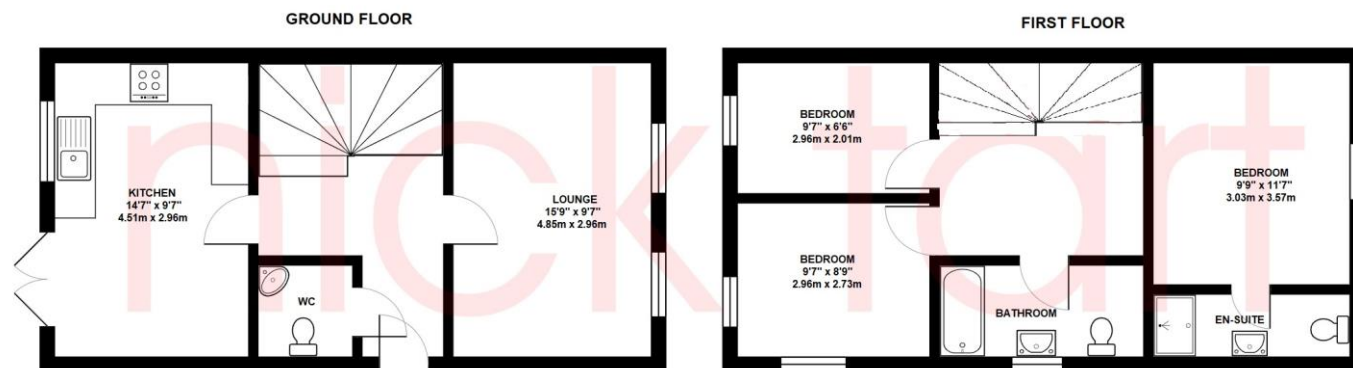
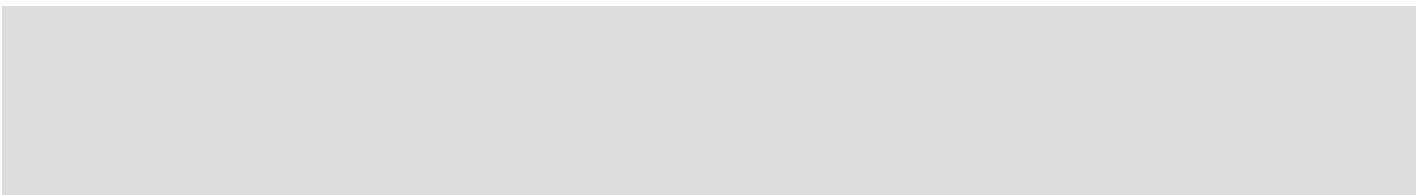
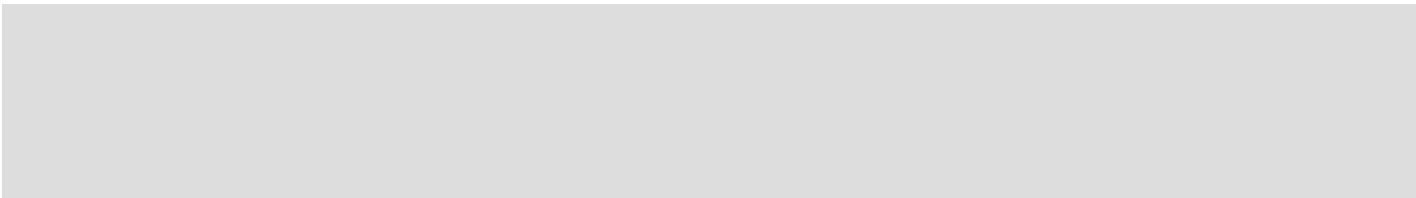




Waltho Street, Whitmore Reans, WV6 0EU

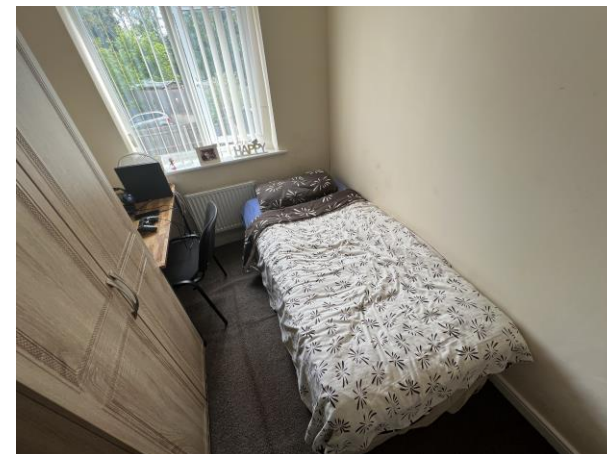


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Waltho Street, Whitmore Reans, WV6 0EU

- Entrance Hall
- Downstairs WC
- Lounge
- 3 Bedrooms
- Bathroom + Ensuite
- Garden
- 2 Allocated parking spaces
- EPC: C79



The accommodation in further detail comprises...

Entrance Hall has composite front door with obscure glass, wood effect flooring, radiator, storage cupboard and doors to...

Downstairs WC has pedestal wash hand basin, radiator, WC and double-glazed window to the fore with obscure glass...

Lounge has double-glazed windows to the front and side respectively, wood effect flooring and radiator...

Kitchen offers a matching range of wall and base units with work surfaces over, ½ bowl sink unit with mixer tap, wall mounted LOGIC gas combination boiler, plumbing for washing machine, radiator, double-glazed window to the fore and patio doors lead out to the garden...

Landing has hatch to roof space, and doors to...

Bedroom has double-glazed windows to the side, radiator and an internal door to the...

En Suite which has a shower cubicle, WC, pedestal wash hand basin, radiator and double-glazed window with obscure glass to the fore...

Bedroom has double-glazed windows to the front and side and radiator...

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

Bathroom has panel bath with mixer tap, pedestal wash hand basin, radiator, WC and double-glazed window with obscure glass to the front...

Outside

Garden is laid to lawn with gated access to the front elevation...

The property enjoys two allocated parking spaces to the side of the property

Tenure – we are advised the property is Freehold @ 100 % ownership or Leasehold @ 25% shared ownership.

Services – we are advised all mains services are connected.

Council Tax – Band B (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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