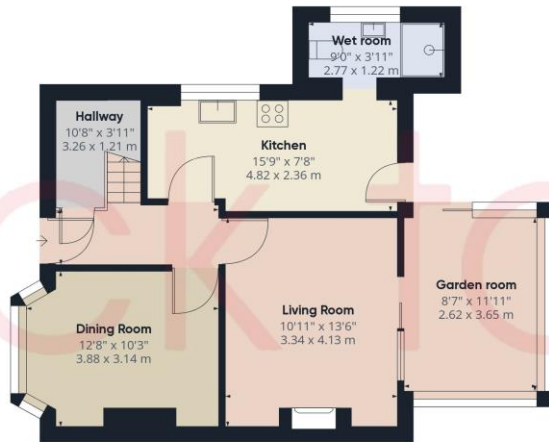


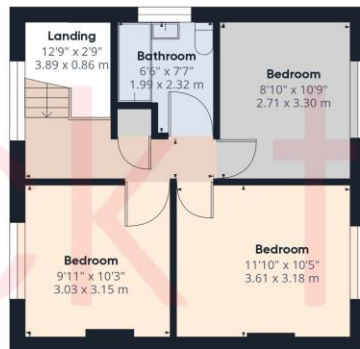


nick tart

87 Coniston Road, Palmers Cross, Wolverhampton, WV6 9DT



Ground Floor



Floor 1



Approximate total area[®]
1047.56 ft²
97.32 m²

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



87 Coniston Road, Palmers Cross WV6 9DT

- Garden room
- Dining room
- Living room
- Kitchen
- Downstairs wet room
- Upstairs bathroom
- 3 Double bedrooms
- EPC: TBC

The accommodation in further detail comprises...

Entrance porch approached via the driveway and entered via a sliding UPVC double-glazed door with tile effect flooring.

Entrance hall which has an understair storage cupboard, radiator, staircase rising to the first floor and doors to...

Dining room which has a squared bay UPVC double-glazed window to the fore and radiator.

Lounge which has a gas fire with feature wood surround, radiator and double-glazed sliding doors lead to the...

Garden room which has floor to ceiling UPVC double-glazed glass windows.

Kitchen offers a matching range of wall and base level units with work surfaces over, plumbing for washing machine, gas cooker point, sink unit with mixer tap, tiled flooring, radiator, wall mounted gas combination boiler, UPVC double-glazed window to the side, UPVC double-glazed door leads to the garden whilst an opening leads to the...

Downstairs wet room which has shower area, wash hand basin, radiator and WC.

Landing which has hatch to roof space, UPVC double-glazed window to the fore, storage cupboard and doors to...

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

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

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

Bedroom which has radiator and UPVC double-glazed window to the fore

Outside the rear garden is laid to lawn with pleasant flower and shrub borders surrounding, paved patio area and pathway leading to a detached garage which is ideal for storage and entered via an up and over door.

To the front of the property is a 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 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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Also at
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