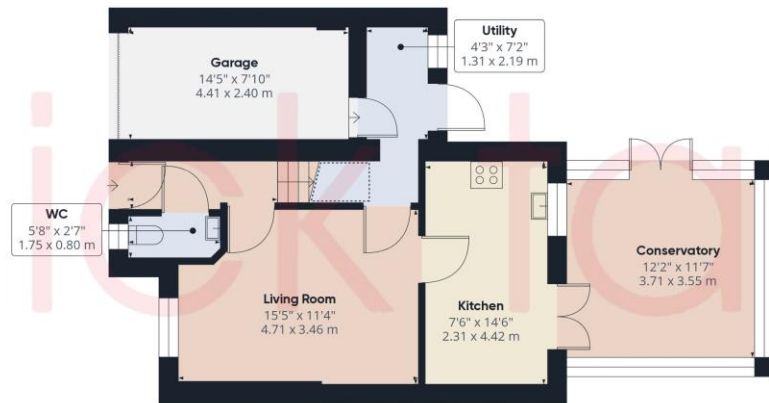


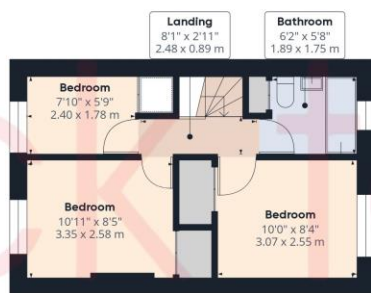


nick tart

2 Southbourne Road, Fordhouses, WV10 6ET



Ground Floor



Floor 1



Approximate total area⁽¹⁾

955.22 ft²
88.74 m²

Reduced headroom

9.22 ft²
0.86 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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



2 Southbourne Road, Fordhouses, WV10 6ET

- Energy efficient home
- Underfloor heating
- Downstairs WC
- Living room
- Garage & Utility
- Kitchen
- Conservatory
- 3 Bedrooms & Bathroom



The accommodation in further detail comprises...

Entrance hall which has a UPVC double-glazed front door with obscure glass, staircase rising to the first floor and doors to...

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

Living room which has a feature contemporary style wall mounted electric fire, UPVC double-glazed window to the fore and door to...

Kitchen which has a matching range of wall and base level units with work surfaces over, integrated fridge freezer and dishwasher, wood effect flooring, built in electric oven and hob with extractor fan over and doors to...

Conservatory which is of brick and UPVC glass construction has wood effect flooring and X2 wall mounted electric heaters.

Utility which has wood effect flooring, plumbing for washing machine, space for dryer, UPVC door leading out to the garden and internal door to the...

Garage which has electric roller shutter door and wall mounted gas Baxi boiler.

Landing which has double-glazed Velux window, hatch to roof space and door to...

Bathroom which has a 'P' shaped bath with shower attachment over, wall mounted radiator, storage cupboard, WC, wash hand basin, UPVC double-glazed window with obscure glass to the side and wood effect flooring.

Bedroom which has built in wardrobe and UPVC double-glazed window to the rear.

Bedroom which has built in wardrobe and UPVC double-glazed window to the fore.

Bedroom which has built in storage cupboard and UPVC double-glazed window to the fore.

Outside the property to the front is a block paved driveway which allows off road parking and the rear garden is laid mainly to lawn with a paved patio area.

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.

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

