



ARNDALE
TERRACE

83

83 Cranmore Road (off Tettenhall Road), Wolverhampton, WV6 9NN

nick tart



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- Living room
- Dining room
- Kitchen
- Utility
- 3 Bedrooms
- Shower room
- Landscaped rear garden
- EPC: TBC

The property in further detail comprises of...

Entrance hall which has composite style front door, radiator, staircase rising to the first floor and doors to...

Living room which has an inset contemporary style gas fire with feature wood surround, exposed floorboards, radiator, UPVC double-glazed bay window to the fore and a squared opening leads to...

Sitting or Dining room which has radiator, UPVC double-glazed window to the rear and an internal door leading to...

Kitchen which has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, storage cupboard, radiator, integrated dishwasher, integrated fridge, breakfast bar, built in electric oven, separate electric hob with extractor fan over, radiator, UPVC double-glazed window to the side and an opening leads to...

Utility which has plumbing for washing machine, wall mounted has combination boiler, work surface and double-glazed patio doors leading...

Outside the rear garden has been extensively refurbished and offers a number of patio seating areas over a variety of levels.

Split landing which has hatch to roof space and doors to...

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

Shower room which has shower cubicle, WC, wash hand basin with mixer tap, heated towel rail and UPVC double-glazed window with obscure glass to the side.

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

Master bedroom which has radiator and UPVC double-glazed window to the fore.

Tenure – we are advised the property is Freehold.

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.

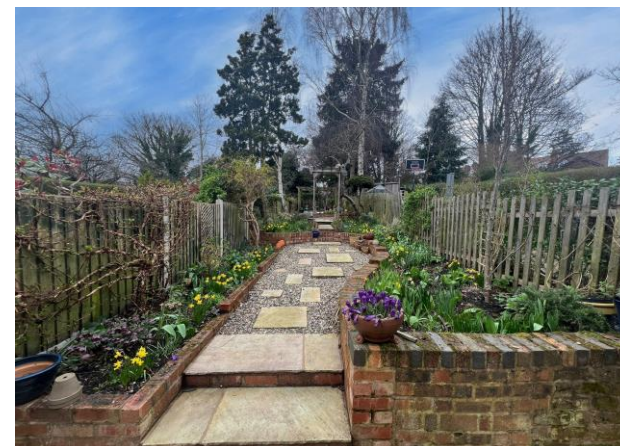
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