

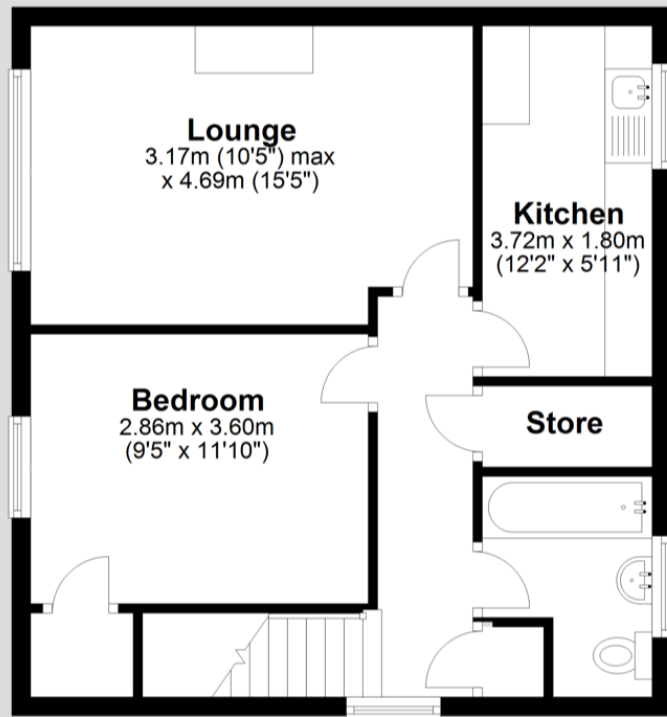


nick tart

Windmill Crescent, Castlecroft, Wolverhampton, WV3 8HT

First Floor

Approx. 47.0 sq. metres (505.7 sq. feet)



Total area: approx. 47.0 sq. metres (505.7 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanUp.



Windmill Crescent, Castlecroft, WV3 8HT

- Entrance Hall
- Lounge
- Bathroom
- Bedroom
- Kitchen
- Driveway
- Private Garden
- EPC: C71



The accommodation in further detail comprises...

Entrance hall has double-glazed front door with obscure glass, staircase rising to the first floor...

Landing has UPVC double-glazed window with obscure glass to the side, radiator, storage cupboard, hatch to roof space, additional storage cupboard housing the gas boiler...

Bedroom has built in wardrobe, radiator, UPVC double-glazed window to the fore...

Lounge has gas fire with feature wood surround, radiator, UPVC double-glazed window to the fore...

Kitchen has a matching range of base level units with work surfaces over, sink unit with mixer tap, plumbing for washing machine, radiator, additional storage cupboard, UPVC double-glazed window to the rear...

Bathroom has a wood panel bath with an electric shower unit over, pedestal to washing basin with mixer tap, radiator, WC, part tiled walls, UPVC double-glazed window with obscure glass to the rear...

Private rear garden is laid to lawn with pleasant flower and shrub boarder surrounding with the benefit of a built-in brick built store...

Front of property is a driveway which allows for off road parking.

Tenure – we are advised the property is Leasehold with a 95-year lease. The ground rent and service charge is approx. £190 per year.

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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