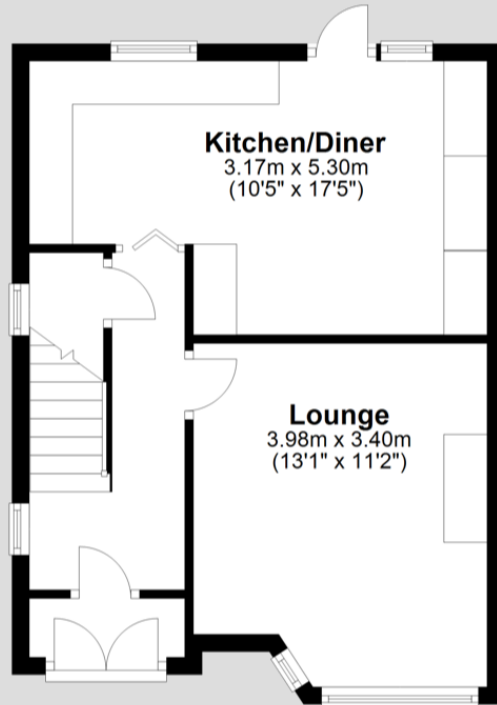




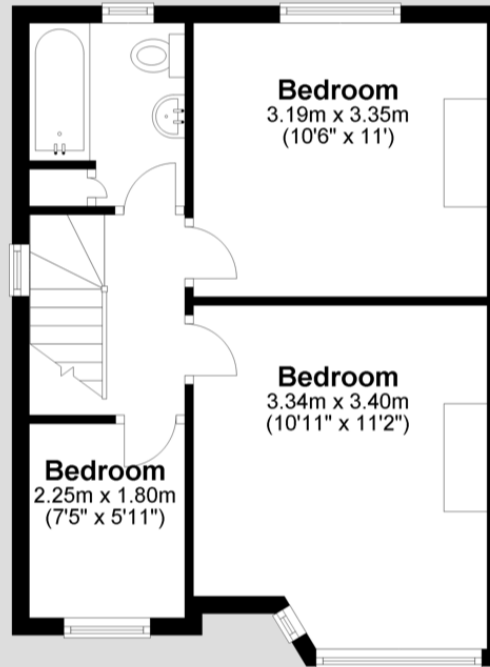
nick tart

Scott Avenue, Penn, Wolverhampton, WV4 4HJ

Ground Floor



First Floor



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



Scott Avenue, Penn, WV4 4HJ

- Entrance Hall
- Lounge
- Dining Kitchen
- Bathroom

- 3 Bedrooms
- Garden
- Driveway
- EPC: D60

The accommodation in further detail comprises...

Porch has UPVC double-glazed double front doors with obscure glass and tiled flooring...

Hallway has a staircase rising to the first floor, understairs storage cupboard, radiator, double-glazed window to the side and doors to...

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

Dining Kitchen has a contemporary 'HOWDENS' kitchen, wall and base units with worksurfaces over, integrated fridge/freezer, plumbing for washing machine, built-in electric oven with microwave oven, radiator, wine rack, separate gas hob with extractor fan over, tiled flooring, double-glazed windows and door face the Garden...

Landing has hatch to roof space with a double-glazed window to the side and doors to...

Bathroom has wood panelled bath with shower over, WC, pedestal wash hand basin, storage cupboard housing the gas combination boiler and a double-glazed window with obscure glass to the rear...

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

Bedroom has a double-glazed window to the fore and radiator...

Bedroom has a double-glazed window to the fore and radiator...

Outside

Garden enjoys a patio area, timber garden store, lawn with pleasant flower and shrub borders surrounding, with gated access to the front elevation...

Parking is via a gravelled driveway to the front of the property.

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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