





Approximate total area[®]
915.02 ft²
85.01 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



Wesley Road, Bilbrook, Wolverhampton, WV8 1JY

- Breakfast kitchen
- Living room
- Conservatory
- 3 Bedrooms
- Bathroom with shower
- Pleasant rear garden
- Village location
- EPC: D64

The accommodation in further detail comprises...

Breakfast kitchen Approached via a private and paved pathway and entered via a composite style front door with obscure glass, X2 UPVC double-glazed windows facing the front, radiator, breakfast bar with seating area, plumbing for washing machine, walk in store cupboard, matching range of wall and base level units with work surfaces over, sunken sink unit with mixer tap, integrated dishwasher, fridge and freezer, built in electric double-oven, separate five ring gas hob with extractor fan over, tile effect flooring, inset spot lighting and door to...

Living room which has feature fireplace with contemporary style gas fire, wall mounted radiator and a squared archway leading to...

Conservatory which is of brick and UPVC construction and has a vertical wall mounted radiator.

Inner hall which has radiator, UPVC double-glazed door with obscure glass leading out to the garden and staircase rising to the first floor.

Landing which has hatch to roof space, UPVC double-glazed window with obscure glass and doors to...

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

Bedroom which has fitted wardrobes with sliding mirrored doors, radiator, storage cupboard storing the gas combination boiler and UPVC double-glazed window to the rear.

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

Bathroom which has a white suite comprising of panel bath with shower over, heated towel rail, WC, wash hand basin with mixer tap and vanity unit under, and UPVC double-glazed windows with obscure glass to the front and side respectively.

Outside is a paved patio area, lawn and timber garden store.

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.

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

