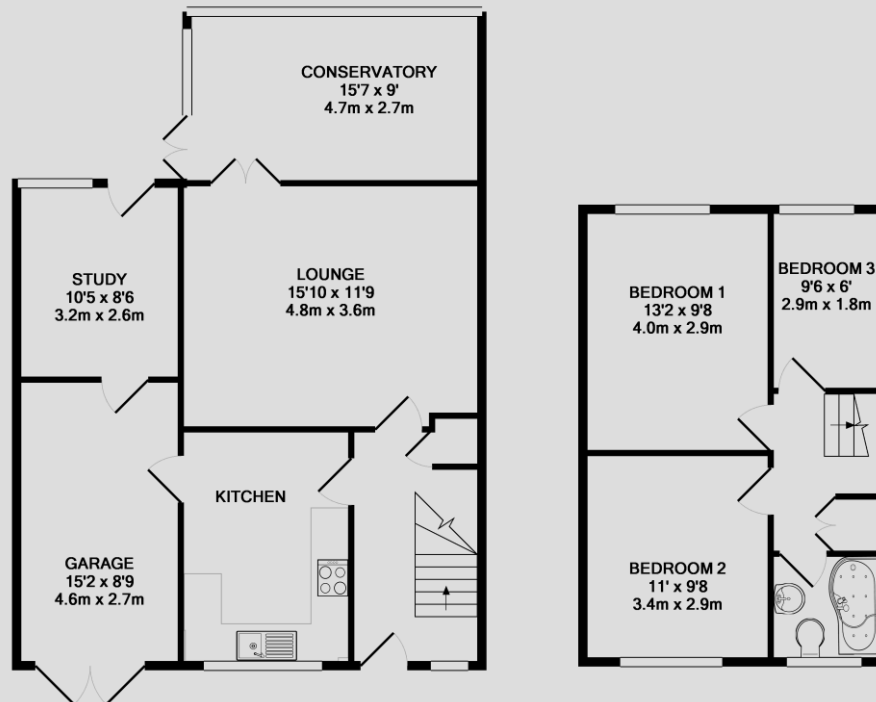




nick tart

16 Westhill, Finchfield, WV3 9HL



GROUND FLOOR  
APPROX. FLOOR AREA 766 SQ.FT. (71.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA 379 SQ.FT. (35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1145 SQ.FT. (106.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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# 16 Westhill, Finchfield, WV3 9HL

- Entrance hall
- 'WREN' Kitchen
- Lounge
- Conservatory

- 3 Bedrooms
- Bathroom
- Garage + Study
- EPC: D68

### The accommodation in further detail comprises...

**Entrance hall** having a UPVC double glazed front door, wood effect flooring, staircase ascending to the first floor, under stairs storage cupboard, an additional storage cupboard and radiator.

**Kitchen** recently installed via 'WREN' and offers a matching range of base units, work surfaces, electric cooker point with extractor fan over, one and a half bowl sink unit with extendable mixer tap, plumbing for dishwasher, tiled flooring and double glazed window to the fore whilst an internal door to leads to... **Garage** having the benefit of power and lighting, single and double double glazed doors with obscure glass to the front, sink unit with storage cupboards over and under and plumbing for washing machine. **Study** having wood effect flooring, further power and light points plus internet outlet and a double glazed window and door to faces the rear.

**Lounge** offers inset spot lighting, radiator and UPVC double doors to...

**Conservatory** being of UPVC and brick construction and enjoys wood effect flooring and a wall mouted electric SMEG heater.

**First floor landing** having a loft hatch access point with doors to...

**Bedroom One** having a radiator and double glazed window to the fore.

**Bedroom Two** having a radiator and double glazed window to the rear.

**Bedroom Three** having a radiator and double glazed window to the rear.

**Bathroom** offering a white suite comprising 'P' shaped bath with mixer tap and shower head over, wash hand basin and WC, heated towel rail, tiled flooring, fully tiled walls, storage cupboard housing gas combination boiler and an obscure double glazed window to the fore.

### Outside

To the front of the property there is a generous driveway providing off road parking.

The landscaped rear garden is raised and split over three levels incorporating a patio area and astroturf lawn.

**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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Also at  
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