



nick tart

8 The Wheatlands, Perton, Wolverhampton, WV6 7XP



# 8 The Wheatlands, Perton, WV6 7XP

- Living room
- Dining room
- Kitchen
- Utility + downstairs WC
- 4 Bedrooms
- Bathroom with shower
- Detached garage + 2 driveways
- EPC C73

## The property in further detail comprises of...

**Entrance hall** which has UPVC double-glazed front door with obscure glass, radiator, staircase rising to the first floor and door to...

**Living room** which has a gas fire with marble effect back and hearth and feature wood surround, X2 radiators, UPVC double-glazed window to the fore, UPVC double-glazed French patio doors lead outside.

**Kitchen** which has a matching range of wall and base level units with work surfaces over, integrated fridge, freezer and dishwasher, sink unit with mixer tap, electric cooker point with extractor fan over, tiled floor, part tiled walls whilst an archway leads to...

**Utility room** which has a wall mounted gas boiler, plumbing for washing machine and space for dryer.

**Inner hall** which has a downstairs WC with wash hand basin and mixer tap, radiator, UPVC double-glazed window with obscure glass to the rear and UPVC double-glazed door to the side which leads to the front and rear respectively.

**Dining room** which has radiator and UPVC double-glazed window to the fore.

Landing which has hatch to roof space, storage cupboard and doors to...

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

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

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**Bathroom** which has a suite comprising of wood panel bath with mixer tap, pedestal wash hand basin, heated towel rail, sink unit with mixer tap and vanity unit under, inset shower space with electric Triton shower unit attached, part tiled walls and UPVC double-glazed window to the rear.

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

**Outside** to the front of the property is a driveway which allows off road parking and sweeping to the die to the side of the property is an additional driveway leading to a brick built **detached garage** which has the benefit of power and light points whilst the garden is laid mainly to lawn with X2 patio areas.

**Tenure** - we are advised the property is Freehold.

**Services** - we are advised all mains services are connected.

**Council Tax** - D Band (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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