

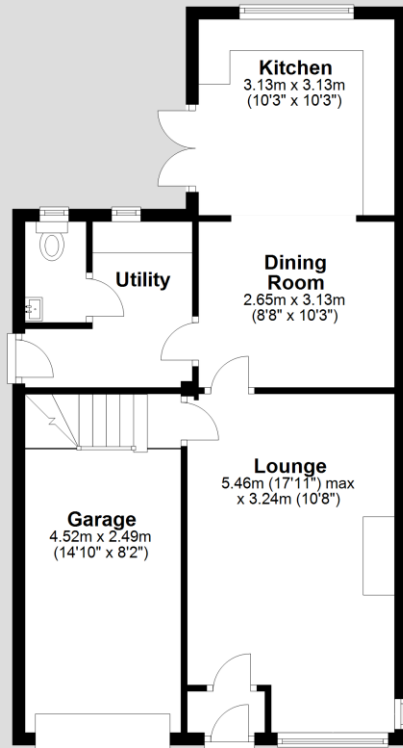


Blackbrook Way, Fordhouses, Wolverhampton, WV10 8TB

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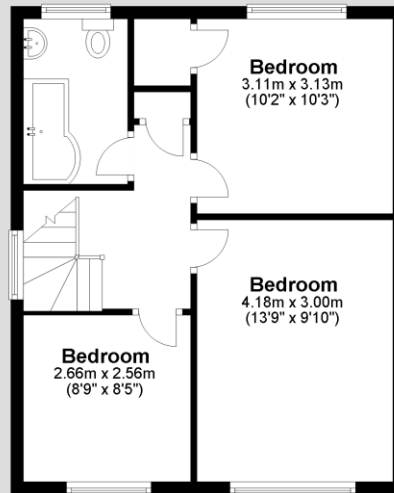
Ground Floor

Approx. 58.0 sq. metres (624.0 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



Total area: approx. 100.8 sq. metres (1084.9 sq. feet)

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



Blackbrook Way, Fordhouses, WV10 8TB

- Lounge
- Dining Kitchen
- Utility with WC
- Integral Garage
- 3 Bedrooms
- Bathroom
- Garden and Driveway
- EPC: TBC

The accommodation in further detail comprises...

Entrance Hall has a UPVC double-glazed front door with obscure glass and tiled flooring...

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

Dining Area has a radiator, internal door leading to the utility, and a squared opening lead to...

Kitchen Area having a matching range of wall and base level units with worksurfaces over, integrated fridge and freezer, built-in gas oven with five ring gas hob and extractor fan over, 1 ½ bowl sink unit with mixer tap, radiator, tiled flooring, double-glazed window to the rear, and double-glazed patio doors lead to the garden...

Utility has plumbing for washing machine, space for dryer with worksurface over, tiled flooring and a double-glazed window with obscure glass to the rear...

WC has a wash hand basin, built-in storage cupboard and a double-glazed door with obscure glass to the side...

Landing has a double-glazed window with obscure glass to the side, storage cupboard, hatch to roof space and doors to...

Bathroom has a 'P' shaped bath with electric 'MIRA' shower unit over, WC, pedestal wash hand basin with mixer tap, tiled flooring, part tiled walls, radiator, and a double-glazed window with obscure glass to the rear...

Bedroom has a built-in wardrobe, radiator, and a double-glazed window to the rear...

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

Bedroom has wood effect flooring, radiator, and a double-glazed window to the fore...

Outside

Garden has a block paved and decked patio area, lawn, and gated access to the front...

Parking is provided via a 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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