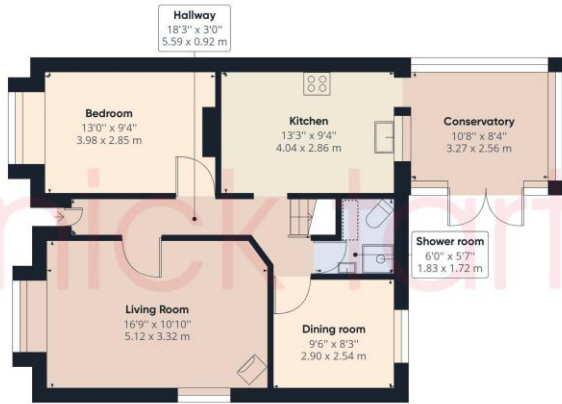




nick tart

Bhylls Lane, Finchfield, Wolverhampton WV3 8DZ



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1057.73 ft²
98.27 m²

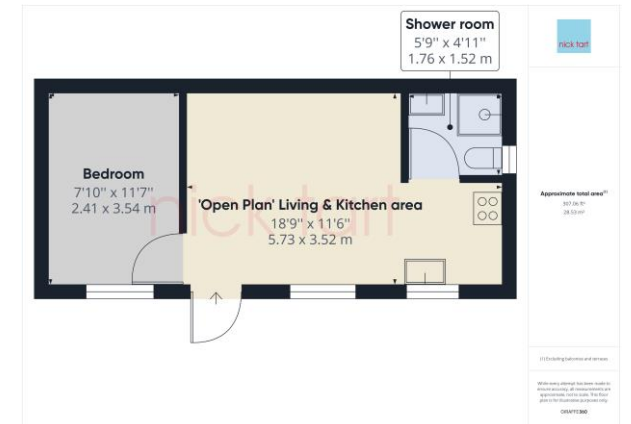
Reduced headroom
121.42 ft²
11.28 m²

(1) Excluding balconies and terraces.

⊞ Reduced headroom
(below 1.5m/4.92ft)

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



Approximate total area⁽¹⁾
387 sq ft
35.59m²

(1) 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

127 Bhylls Lane, Finchfield, WV3 8DZ

- Semi – detached dormer bungalow
- Lounge + Dining room
- Shower room + bathroom
- 2 Double bedrooms
- Detached annex
- Open Plan Kitchen & living areas
- Double bedroom + Shower room
- EPC: E52



The accommodation in further detail comprises...

Entrance hall enjoys wood effect flooring, radiator, staircase rising to the master bedroom and doors to...

Lounge which has UPVC double-glazed windows to the front and side respectively, radiator and a cast iron wood burner.

Kitchen offers a matching range of wall and base level units with work surfaces over, built in wine cooler, integrated dishwasher, 1½ bowl sink unit with mixer tap, wall mounted gas combination boiler (Ideal), radiator, space for American style fridge/freezer, plumbing for washing machine, separate five ring gas hob with extractor fan over, wood effect flooring and an opening leads to the...

Conservatory which has wood flooring, radiator, the benefit of a ceiling light fan and is of brick and UPVC construction.

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

Shower room which has shower cubicle, WC, fully tiled walls and wash hand basin with mixer tap and vanity unit under.

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

The first floor the **landing** has UPVC double-glazed window to the rear and an opening to the...

Master bedroom which enjoys eaves storage, Velux style window, radiator and bespoke fitted wardrobes.

En-suite bathroom enjoys a circular sunken bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity unit under, WC, Velux window and a heated towel rail.

To the front of the property is a gravelled driveway which allows off road parking.

Outside this semi-detached bungalow the rear garden is laid to lawn with a decked timber patio area and gated access to the front.

The annex is approached via a gravelled pathway with timber steps leading up to the front door comprises of...

Open plan living and kitchen area which offers supportive beams, wall mounted electric heater, wood effect flooring, UPVC double-glazed window, X2 Velux windows with remote control blinds, 1½ bowl sink unit with mixer tap, integrated fridge/freezer, built in electric oven and hob with extractor fan over and an internal door leads to the...

Shower room which offers a shower cubicle, WC, double-glazed window to the side with obscure glass, wash hand basin with vanity unit under and a wall mounted electric heater.

Bedroom enjoys power and light points, wall mounted electric heater and double-glazed windows.

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

