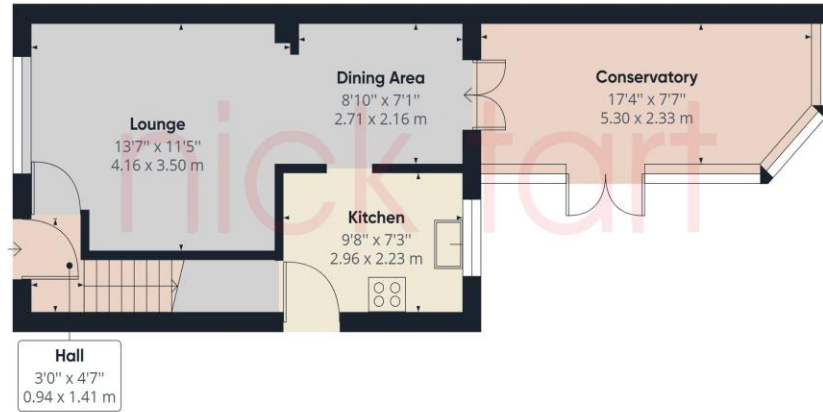


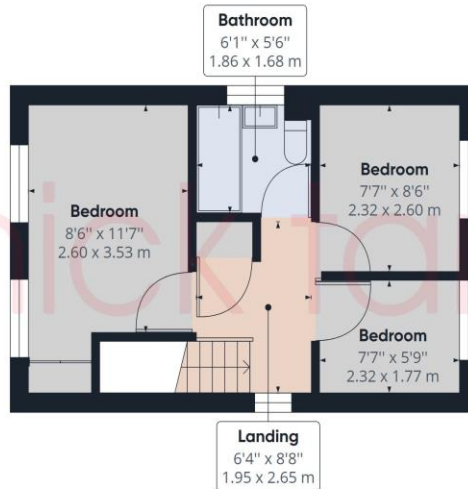


nick tart

3 Edge Hill Drive, Perton, Wolverhampton, WV6



Ground Floor Building 1



Floor 1 Building 1

nick tart

Approximate total area⁽¹⁾

780.40 ft²
72.50 m²

(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



3 Edge Hill Drive, Perton, WV6

- Lounge
- Dining Area
- Conservatory
- Kitchen
- 3 Bedrooms
- Bathroom
- Garden and Driveway
- EPC: D63

The accommodation in further detail comprises...

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

Lounge has a radiator, UPVC double-glazed window to the fore, feature brick fire place with TV bracket over and an arch way leading to the...

Dining area has a radiator, opening to the kitchen and doors to...

Conservatory is of brick and UPVC construction and has the benefit of tiled flooring, ceiling light and X2 radiators.

Kitchen has a matching range of wall and base level units with work surfaces over, built in electric oven with gas hob over, sink unit with mixer tap, wall mounted gas combination boiler, radiator, understair storage shelving, radiator, wood effect flooring, UPVC double-glazed window to the rear and UPVC double-glazed door with obscure glass leads to the side.

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

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

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

Bathroom has a white suite comprising of panel bath with shower over, pedestal wash hand basin, WC and radiator.

Bedroom has a built-in wardrobe with sliding doors, radiator and UPVC double-glazed window to the fore.

Outside the property is a paved patio area, lawn and gated access to the fore. To the front of the property there is a driveway that allows off road parking.

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.

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Also at
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