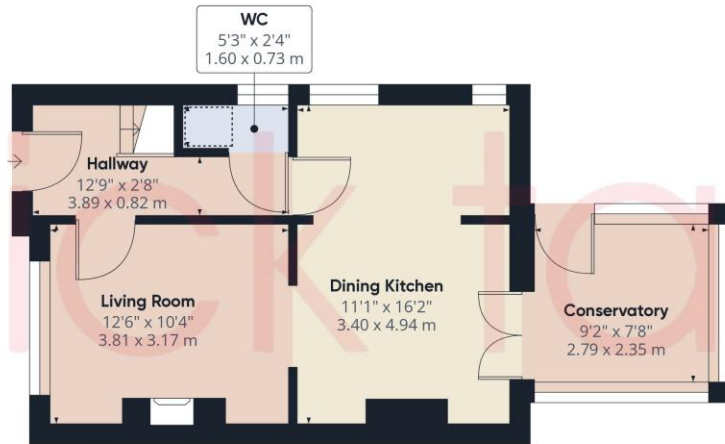


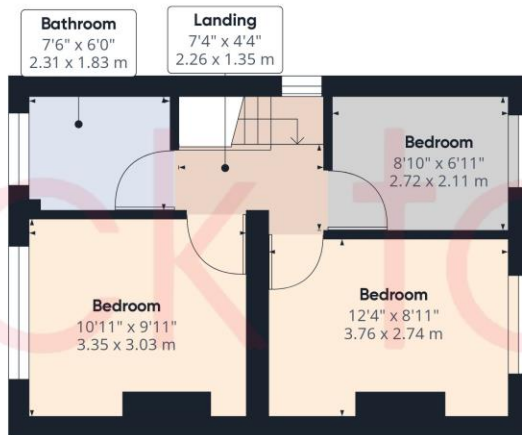


The Crescent, Tettenhall Wood, Wolverhampton WV6 8LA

nick tart



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

805.83 ft²
74.86 m²

Reduced headroom

5.77 ft²
0.54 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.

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43 The Crescent, Tettenhall Wood, WV6 8LA

- Entrance hall
- Living room
- Dining kitchen
- Conservatory
- 3 Bedrooms
- Bathroom with separate shower cubicle
- Detached garage store
- Driveway

The accommodation in further detail comprises...

Ground floor

Entrance hall which has UPVC front door with detailed obscure glass, radiator and wood effect flooring.

Downstairs WC

Lounge offers a wood burner with feature brick surround, radiator, wood effect flooring, UPVC double-glazed window to the fore and a squared opening leads to...

Dining kitchen which has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, wall mounted gas boiler, space for *American* style fridge freezer, plumbing for washing machine, built in electric oven with gas hob, radiator, UPVC double-glazed windows to the side and wood effect flooring.

Conservatory which is of brick and UPVC construction and has laminate style flooring.

First floor

Landing which has hatch to roof space, UPVC double-glazed window with obscure glass to the side and doors to...

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

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

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

Bathroom which has a suite comprising of panel bath, pedestal wash hand basin, shower cubicle with electric Triton shower unit attached, WC, part tiled walls and UPVC double-glazed window with obscure glass to the fore.

Outside

Garden offers a paved patio area and lawn beyond with timber panel fencing surrounding.

Detached garage store which has a up and over door and ideal for the keeping of garden maintenance.

To the front of the property is a graveled **driveway** that allows off road parking.

EPC – D64

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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