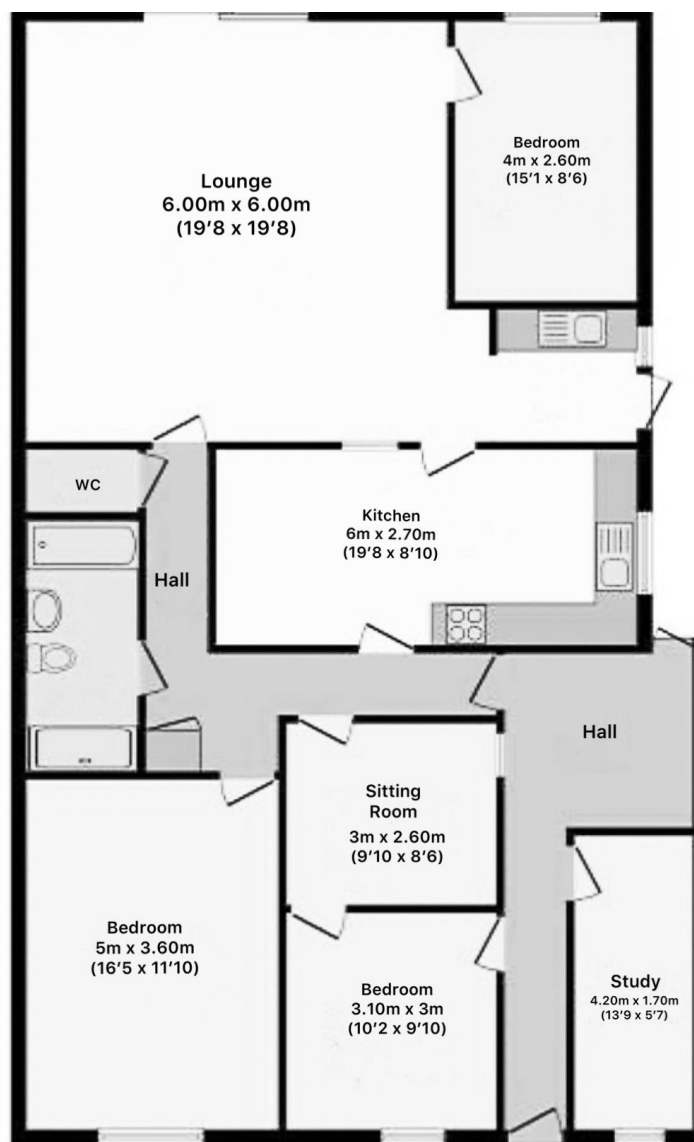




279 Wolverhampton Road East, Parkfields, WV4 6BD



Total floor area 142.9 sq.m. (1,538 sq.ft.) approx

279 Wolverhampton Road East, Parkfields, WV4 6BD

- Entrance Hall
- Generous plot
- Solar panels
- Lounge with bar
- Study space
- Ample driveway
- Mature rear garden
- EPC: D58



The accommodation in further detail comprises...

Entrance hall has UPVC double-glazed front door with obscure glass with door off to the...

Study which has wood flooring and double-glazed window to the fore...

Internal entrance hall has single-glazed side entrance door with obscure glass, wood flooring with doors to...

Kitchen has a matching range of wall and base level units with work surfaces over, built in electric oven with microwave over, separate five ring gas hob with extractor fan over, 1 ½ bowl sink unit with mixer tap, plumbing for dishwasher and double-glazed window to the side...

Utility has plumbing for washing machine, sink unit with mixer tap, storage units over and under, UPVC double-glazed window and door leading to the side of the property...

Lounge has a retro effect 70's bar ideal for entertaining, double-glazed sliding patio doors lead outside whilst an internal door leads to...

Bedroom has double-glazed window to the rear...

WC has wood effect flooring, WC and a wash hand basin...

Bathroom has a shower cubicle with sliding door, WC, wash hand basin with mixer tap and vanity unit under, panel bath, tiled flooring and fully tiled walls...

Bedroom has access from the sitting room and double-glazed window to the fore...

Sitting room has single-glazed window to the side...

Bedroom has double-glazed window to the fore and hatch to roof space...

Outside The garden has a paved patio area with steps leading up to a raised lawn...
To the front of the property is an ample driveway allowing off road parking.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected. The property enjoys warm air heating powered by a tank in the entrance hall whilst the hot water tank powered by gas is in the loft. The solar panels have also been brought by the current vendor and are not leased.

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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