

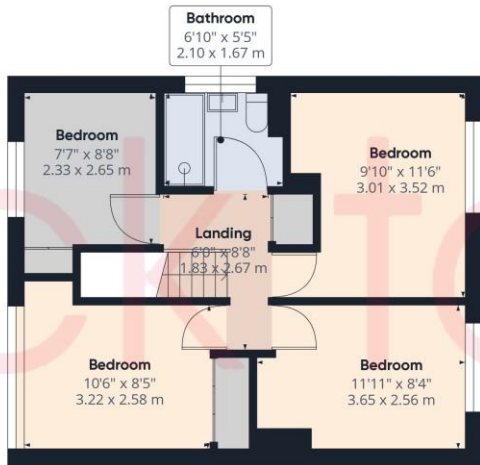


nick tart

5 Maple Grove, Finchfield, Wolverhampton, WV3 9HJ



Ground Floor



Floor 1



Approximate total area^{††}
983.76 ft²
91.39 m²

Reduced headroom
6.91 ft²
0.64 m²

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



Occupying a choice cul-de-sac position in a much sought after location and enjoying a wooded aspect to the side elevation over Smestow Valley Nature Reserve this four bedroomed link detached property provides a practical and versatile layout of living accommodation and in our opinion would prove ideal for those discerning buyers looking to acquire a property that they can re-style to their own requirements.

- Entrance hall with fitted cloak room
- Dining area
- Kitchen
- Four first floor bedrooms
- Lovely L shaped sitting room overlooking rear garden
- Re-fitted shower room
- Secure off road parking and car port
- EPC: TBC

The property itself is conveniently situated between Compton and Finchfield villages which provide their own local shops together with an excellent range of schools and public transport services close by.

The gas centrally heated and double-glazed living accommodation in further detail comprises...

Entrance hall with fitted cloak room (potential to convert to a shower room).

Door leads directly into the...

Dining area which has a double radiator, double-glazed window and coved ceiling.

Open plan sitting room having feature brick fireplace with living flame gas coal effect fire and tiled hearth, coved ceiling, understairs stores, double radiator and dual double-glazed sliding patio windows leading into the rear garden.

The **fitted kitchen** comprises of a matching suite of units with single drainer sink unit and tiled splash backs, range of cupboards with matching worktops incorporating built in gas hob and electric double oven, wall cabinets, ceramic tiled floor, boiler cupboard housing the floor mounted Ideal Mexico gas central heating boiler.

The door leads directly from the kitchen into a **secure parking area** and **good size carport**. Stairs lead from the entrance hall to the **first floor landing** where there is a good choice of three double bedrooms and one single bedroom.

Re-fitted **shower room** having full width walk in shower cubicle, vanity unit, close coupled WC and heated towel rail.

Outside the property is approached via **off road parking** leading to an additional secure area and covered car port. The **garden** enjoys a lovely aspect to both right and rear elevations with a full width patio area with steps leading to the main lawn with garden pond and a variety of shrubs and trees creating a most pleasant setting.

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band D (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

