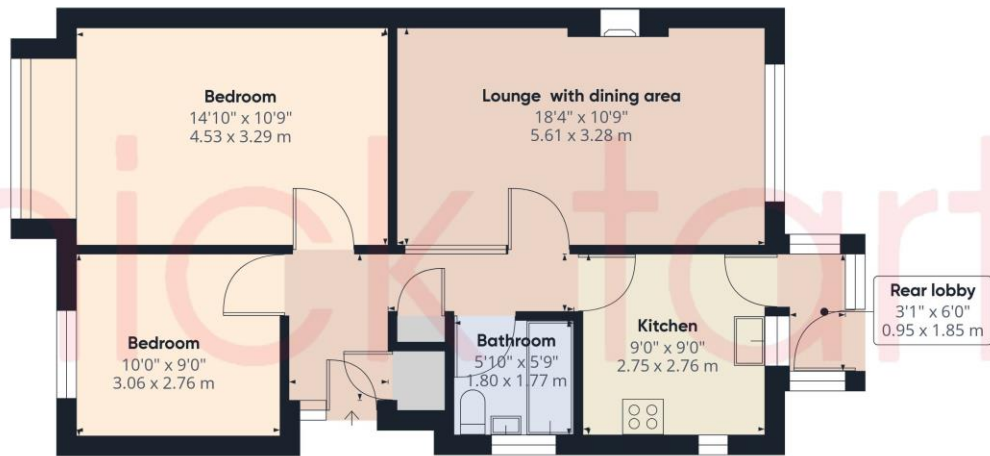




nick tart

4 Millwalk Drive, Pendeford, Wolverhampton, WV9 5LG



Approximate total area¹⁾

827.48 ft²
76.88 m²

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.

GIRAFFE 360



Occupying a choice position within a popular and established residential area with a host of local amenities close by this deceptive two bedroomed detached bungalow is laid out to a thoughtful design and specification but provision further exists for a sympathetic course of modernisation and refurbishment and would therefore prove ideal for those discerning buyers looking to acquire a property they can re-style to their own requirements.

- Entrance hall
- Fitted kitchen
- Ample off road parking
- Detached garage
- Good size through lounge with dining area
- A choice of two double bedrooms
- Gas central heating and double-glazing where stated
- EPC: C70

The property itself is conveniently situated on the fringe of Pendeford Centre with its excellent range of shops and public transport services with the M54 providing access to principal cities and towns only a short driving distance away.

The accommodation in further detail comprises...

Entrance hall with airing cupboard.

Through lounge with dining area having feature York stone fireplace with polished slate mantle, matching hearth and display plinth, radiator, coved ceiling and double-glazed window overlooking the rear garden.

Bedroom one having coved ceiling, radiator, range of fitted wardrobes and furniture.

Bedroom two having double-glazed window, range of fitted wardrobes and furniture, radiator, coved ceiling and double-glazed window.

Directly off the entrance hall is a useful **cloaks cupboard and bathroom** which comprises of panel bath with shower spray, close coupled WC, pedestal wash hand basin, double-glazed window, tiled walls and radiator.

Fitted kitchen having matching suite of units comprising of single drainer sink unit with range of cupboards with matching worktops incorporating split level built in electric double oven and gas hob with extractor fan over, integrated fridge, tiled walls, coved wall cabinets, radiator and concealed Worcester Bosh gas central heating boiler.

Door leads off the kitchen into a **rear lobby** with quarry tile flooring and access into the rear garden.

Outside the property is approached via a good size driveway which leads down to a detached garage.

The enclosed rear garden enjoys a patio to lawn with a variety of shrubs and trees.

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

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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