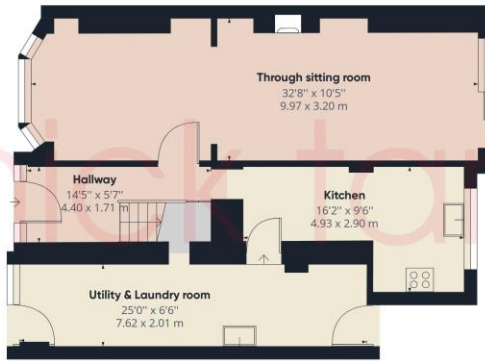




nick tart

79 Cadman Crescent, Fallings Park, WV10 0SH



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1053.53 ft²
97.88 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



Occupying a prime position overlooking a mature communal green this extended and deceptively spacious traditional semi-detached property provides a versatile and practical layout of living accommodation ideal for a growing family together with an excellent range of local amenities including shops, schools and public transport services close by.

In addition, Wolverhampton City Centre and the M54 motorway are only a short driving distance providing excellent access to major principle cities and towns.

- Through sitting room
- Breakfast kitchen
- Three good size bedrooms
- Family bathroom
- Full length utility and laundry room
- Long rear garden
- Gas central heating and double-glazing where stated
- EPC: D64

The accommodation in further detail comprises...

Entrance hall, radiator, coved ceiling and understairs stores.

Dual aspect through sitting room and...

Dining area with walk in double-glazed bay window, coved ceiling and display alcove.

Sitting room having feature marble fireplace with living flame gas coal effect fire and matching hearth, radiator, coved ceiling and double-glazed sliding patio window leading into the rear garden.

Breakfast kitchen having matching suite of units comprising of single drainer composite sink unit with range of soft closing cupboards and matching worktops, built in split level double oven and ceramic hob with extractor over, wall cabinets, wall mounted gas central heating boiler, double-glazed window overlooking the rear garden, fitted breakfast bar, display cabinets and access into the...

Full length utility and laundry room which has dual access into both front and rear elevations having enamel sink unit with fitted worktop and cupboards under, plumbing for automatic washing machine, space for tumble dryer, wall cabinets and ceramic tiled flooring.

Stairs lead from the entrance hall to the first floor landing.

Master bedroom overlooking the rear garden with double-glazed window, radiator and range of wardrobes.

Bedroom two with a pleasant outlook overlooking the mature green, walk in double-glazed bay window, radiator and range of wardrobes.

Bedroom three with double-glazed window and radiator.

Family bathroom having P shaped bath with shower and screen, fitted vanity unit, close coupled WC, tiled walls and heated chrome towel rail.

The property is approached via a good-sized herringbone shaped driveway.

The rear garden is of a good length with a full width patio with dwarf walling and steps leading down to the main lawn with a variety of shrubs and trees, a further sun terrace and garden shed with surrounding heading and fencing.

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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