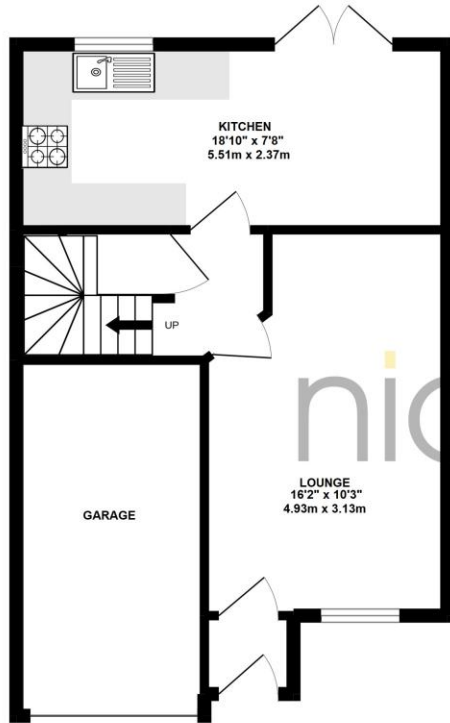




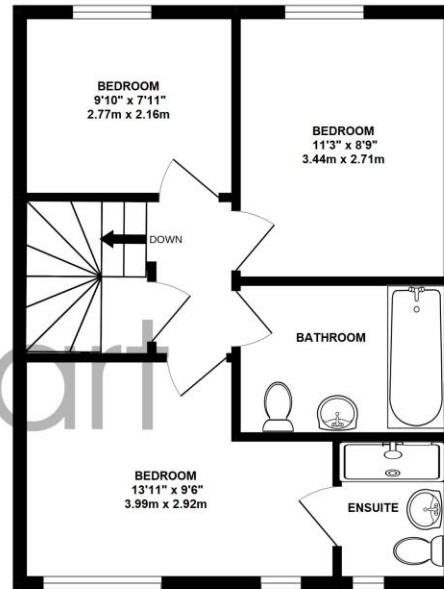
nick tart

Enterprise Crescent, Oxley, Wolverhampton, WV10 6FA

GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



nick tart

TOTAL FLOOR AREA : 911 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Enterprise Crescent, Oxley, WV10 6FA

- Entrance Hall
- Lounge
- Dining Kitchen
- 3 Bedrooms
- Bathroom with shower over
- En-suite
- Driveway to the fore.
- EPC: C79



## The accommodation in further detail comprises...

**Entrance Hall** having composite front door with obscure glass, radiator, laminate flooring and an internal door leading to...

**Lounge** having laminate flooring, radiator, UPVC double-glazed window to the fore and door to...

**Inner Hall** has a staircase rising to the first floor, radiator, and doors to...

**Cloakroom** has WC, tiled flooring, radiator, and pedestal wash hand basin...

**Kitchen** has a matching range of wall and base units with worksurfaces over, 1 ½ bowl sink unit with mixer tap, wall mounted **LOGIC** gas combination boiler, plumbing for washing machine, space for dryer, built-in electric oven with gas hob and extractor fan over, radiator and UPVC double-glazed window to the rear, tiled flooring and French double doors lead to the garden...

**Landing** has hatch to roof space, storage cupboard, UPVC double-glazed window to the side and doors to...

**Bedroom** has a radiator and UPVC double-glazed window to the fore...

**Ensuite** has a shower cubicle, pedestal wash hand basin, WC, tile effect flooring, wall mounted heated towel rail and a UPVC double-glazed window with obscure glass to the fore...

**Bedroom** has a UPVC double-glazed window to the rear and radiator...

**Bedroom** has a UPVC double-glazed window to the rear and radiator...

**Bathroom** has a white suite comprising of a panel bath with shower head over, WC, pedestal wash hand basin, tiled flooring, wall mounted heated towel rail and a UPVC double-glazed window with obscure glass to the side...

### Outside

**Garden** enjoys a lawn and paved patio area...

**Parking** is a via driveway to the front of the property.

**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.

12 Upper Green, Tettenhall, Wolverhampton WV6 8QH

Tel: (01902) 755585

Fax: (01902) 751545

Email: wolverhampton@nicktart.com

[www.nicktart.com](http://www.nicktart.com)



Also at  
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

