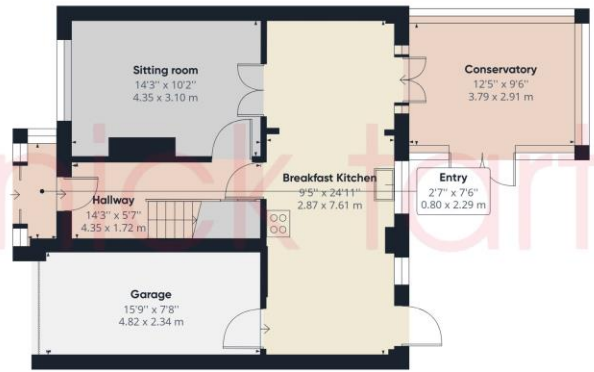


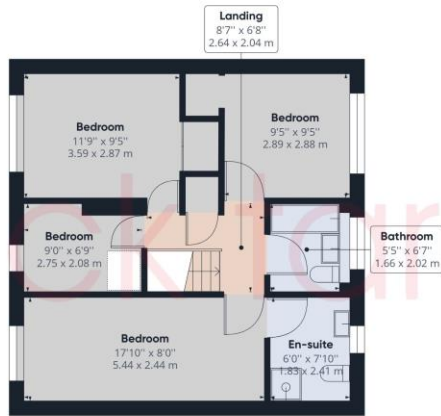


nick tart

6 Adwalton Road, Perton, Wolverhampton, WV6 7SH



Ground Floor



Floor 1

nick tart

Approximate total area⁽¹⁾
1312.36 ft²
121.92 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 choice cul-de-sac position on the fringe of Perton village with its excellent range of local amenities including shops, schools and public transport services this well maintained four-bedroom detached family home has been improved upon over the years to incorporate a number of appealing features and appointments throughout the accommodation synonymous with present day lifestyle requirements.

- No upward chain
- Entrance hall
- Good sized conservatory
- Re-fitted breakfast kitchen
- Four bedrooms with master En-suite
- Separate family bathroom
- Off road parking and garage
- EPC:

The gas central heated and double-glazed interior further comprises...

Double-glazed **reception porch** with Quarry tile flooring.

Entrance hall with radiator and under stair stores.

Front facing **sitting room** with double-glazed window, radiator, built in cupboards and fitted shelving.

Glazed double doors lead to the **re-fitted dining kitchen** having a matching suite of units comprising of stainless steel single drainer sink unit with range of soft closing cupboards, subway style splash backs, tiled walls, matching worktops incorporating built in Neff ovens and induction hob with extractor over, integrated full height fridge and freezer, freestanding Samsung washing machine and separate Bosch dishwasher, range of wall cabinets and display units, Karndean style flooring, contemporary style vertical radiator, fitted breakfast bar, double-glazed window, door into the rear garden and access into the...

Garage which has an electric roller shutter door.

Separate dining area with Karndean style flooring, vertical contemporary radiator and double-glazed doors leading into the...

Good size **conservatory** with radiator and French doors leading into the rear garden.

Stairs lead from the entrance hall to the **first floor landing** which has a built in airing cupboard housing the Ideal instinct gas central heating boiler.

There is an excellent choice of **three double bedrooms** with **master En-suite** and a further **single bedroom** and separate **family bathroom**.

Outside the property is approached via a tandem driveway and landscaped low maintenance fore garden. The rear garden is enclosed and enjoys a small Herringbone paved patio with dwarf walling leading to a slightly raised lawn area with rockery and pond.

There are also additional gravel and paved sun terraces together with surrounding fencing.

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band (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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Also at
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