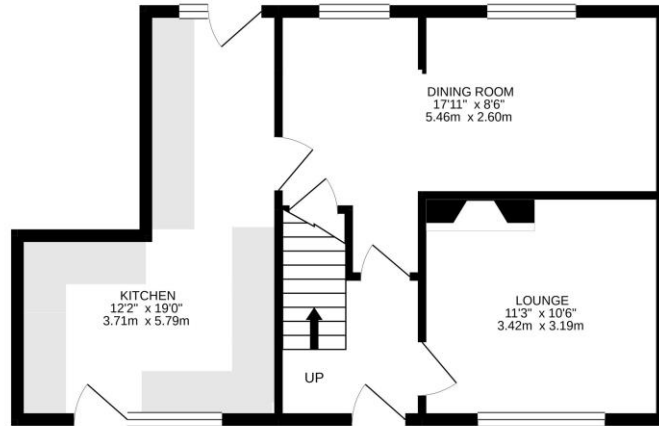




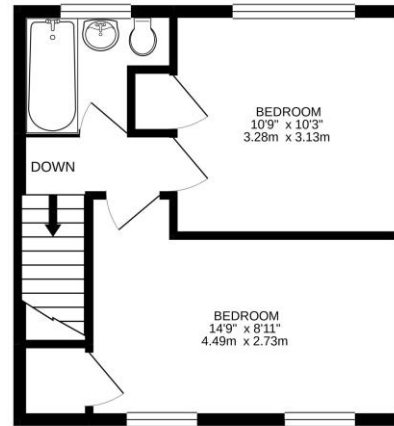
nick tart

'1 Broughton Road, Finchfield, WV3 9AN'

GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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'1 Broughton Road, Finchfield, WV3 9AN'

- Extended semi-detached
- Upadating required
- Entrance hall
- Lounge
- Sitting room
- Dining area
- Spacious kitchen
- 2 double bedrooms
- Driveway
- EPC: E51

The accommodation in further detail comprises...

Entrance Hall has UPVC double glazed window and door with obscure glass, staircase rising to the first floor, and door to...

Lounge has double glazed window to the fore and fireplace with gas pipe (not connected)...

Dining area has storage cupboard, double glazed window to the rear and an opening to the...

Sitting room which has a gas fire and double glazed window to the rear...

Kitchen has a matching range of wall and base units, sink unit, plumbing for washing machine, work surfaces, radiator, and double glazed window and door to the front and rear respectively...

Landing has single glazed window to the side hatch to roof space and doors to...

Bathroom has a suite comprising of panel bath with electric '*Triton*' shower unit over, pedestal wash hand basin, WC, double glazed window with obscure glass to the rear...

Bedroom has double glazed window to the rear...

Bedroom has built in wardrobe and X 2 double glazed windows to the fore...

Outside is a paved patio area, timber garden store and a step up to lawn. To the front of the property is a driveway that allows for off road parking.

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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