

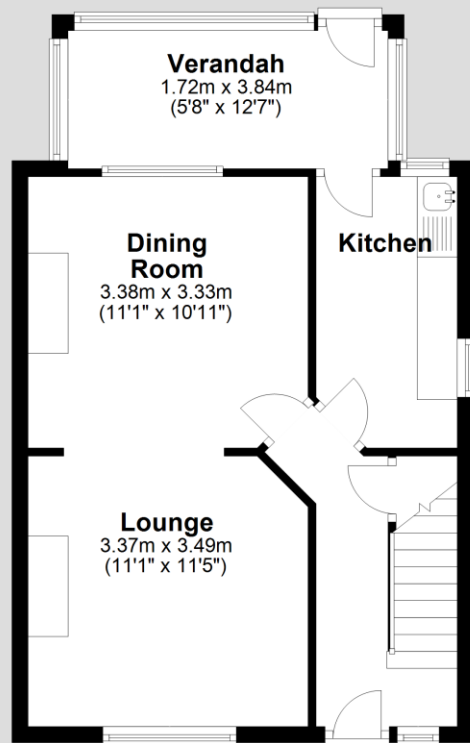


nick tart

Maple Road, Bradmore, Wolverhampton, WV3 7JD

Ground Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



Total area: approx. 84.1 sq. metres (905.3 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanUp.



Maple Road, Bradmore, WV3 7JD

- Entrance Hall
- Lounge
- Kitchen
- Dining Room
- 2 Bedrooms
- Bathroom
- Garden and Driveway
- EPC: D58

The accommodation in further detail comprises...

Entrance Hall has a UPVC double-glazed front door and window with obscure glass, radiator, under stairs storage cupboard, staircase rising to the first floor and doors to...

Lounge has a double-glazed window to the fore, radiator, with a squared opening to...

Dining Room having a gas fire with feature surround and a single-glazed window to the rear...

Kitchen has a range of wall and base units with worksurfaces over, sink unit, plumbing for washing machine, radiator, tiled flooring, double-glazed window to the rear and a single-glazed door leads to...

Verandah of single brick and wooden construction and benefits from single-glazed windows and doors to the side and rear respectively...

Landing has hatch to roof space, storage cupboard and doors to...

Bedroom has a built-in wardrobe with a sliding mirrored door, x2 double-glazed windows to the fore and a radiator...

Bedroom has a built-in wardrobe with sliding mirrored doors, radiator, and a double-glazed window to the rear...

Bathroom has a suite comprising of a bath with an electric 'TRITON' shower unit over, pedestal wash hand basin, WC, radiator, and a double-glazed window to the rear...

Outside

Garden has a patio area, x2 timber garden stores and gated access to the fore of the property...

Parking is via a 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 A (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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