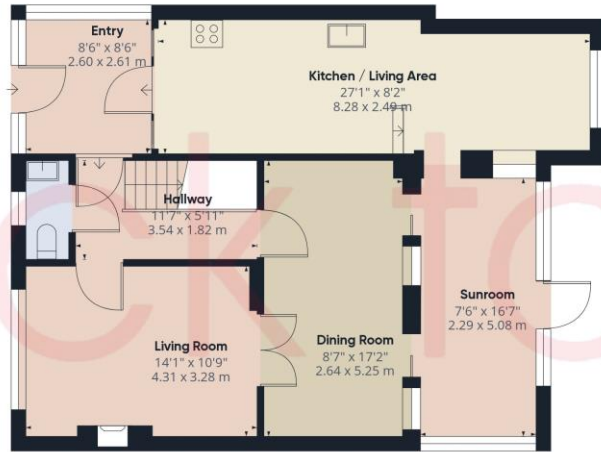


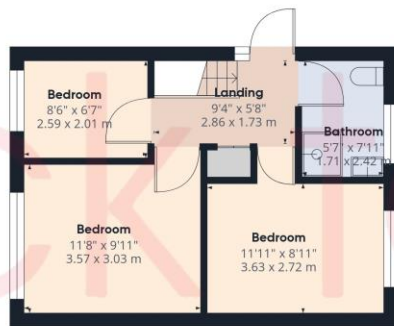


nick tart

Chelston Drive, Newbridge, Wolverhampton, WV6 0LQ



Ground Floor



Floor 1



Approximate total area[®]

1209.85 ft²
112.4 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 with an excellent range of facilities including shops, schools and public transport services close by this deceptively spacious link-detached property has been sympathetically re-styled and extended over the years to provide an excellent layout of living accommodation synonymous for modern living and yet still provides excellent potential for those discerning buyers looking to acquire a property they can adapt to their own personal requirements.

- Entrance hall with fitted cloak room
- Good size lounge
- Separate dining room
- Lovely garden/sitting room
- Full length fitted kitchen with breakfast/family area
- A choice of three good size bedrooms
- Shower room
- Low maintenance landscaped rear garden

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

Reception lobby with laminate flooring.

Entrance hall with fitted cloak room.

Good size lounge having feature inset living flame coal effect gas fire with marble surround, double-glazed window, coved ceiling and double doors leading to...

Separate dining room with coved ceiling, wall light points and two sliding patio windows leading into...

Garden/sitting room which has access into the rear garden.

Excellent fitted kitchen with breakfast/family area having matching suite of units comprising of stainless steel twin circular sink units with range of cupboards with matching worktops and tiled splashbacks, built in split level Neff double oven and five ring induction hob with fan over, integrated washing machine and dishwasher, range of wall and display cabinets, ceramic tiled flooring and steps leading to...

Separate breakfast/family area overlooking the rear garden.

Stairs lead from the entrance hall to the **first floor landing** which has a most useful fire escape onto the kitchen roof and airing cupboard housing the Worcester Bosch gas central heating boiler.

Master bedroom which has a range of fitted furniture and double-glazed window.

Bedroom two has a range of fitted wardrobes with double-glazed window.

Bedroom three which has a double-glazed window.

Family bathroom having separate shower cubicle, low flush WC, bidet, wash hand basin, heated towel rail and tiled walls and floor.

Outside the property is approached via a paved driveway and landscaped front garden.

The **landscaped rear garden** is low maintenance with paved patio with dwarf walling and steps to a raised terrace with a variety of shrubs and trees and a most useful secure and covered side veranda providing access to both front and rear elevations.

EPC - TBC

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band D (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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