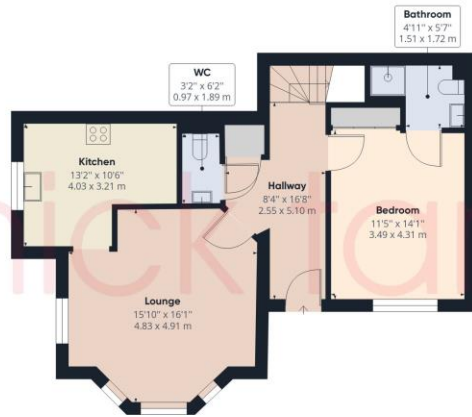




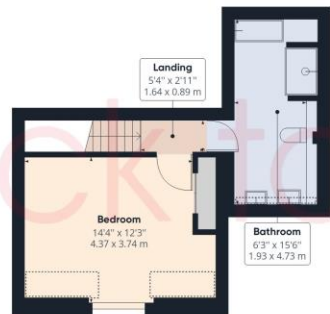
nick tart

Apartment 3, Weller Court, Finchfield, WV3 9EF





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1033.02 ft<sup>2</sup>  
95.97 m<sup>2</sup>

Reduced headroom

27.42 ft<sup>2</sup>  
2.55 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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



# Weller Court, Walnut Drive, Finchfield, WV3 9EF

- Private entrance
- Entrance hall with WC
- Lounge
- Kitchen with integrated appliances
- Downstairs double bedroom with en-suite
- Master bedroom with adjacent bathroom
- Allocated car parking space
- EPC: C76



## The accommodation in further detail comprises...

Approached by it's own private front door via a block paved driveway the **entrance hall** comprises of a painted timber door with obscure glass, radiator, storage cupboard, **downstairs WC** with pedestal wash hand basin, staircase rising to the first floor and doors to...

**Lounge** which enjoys X2 radiators, double-glazed windows to the fore and side respectively, inset spot lighting and a squared opening leads to...

**Kitchen** which has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, integrated fridge and freezer, integrated dishwasher, wall mounted gas combination boiler, free standing platinum DB3 oven with gas hob and extractor fan over, integrated dishwasher, wine rack, inset spot lighting, radiator and double-glazed windows to the side.

**Double bedroom** has radiator, double-glazed window to the fore, inset spot lighting and a door to...

**En-suite shower room** which has a shower cubicle, pedestal wash hand basin, WC, radiator and part tiled walls.

**First floor landing** which has hatch to roof space and doors to...

**Master bedroom** which enjoys a matching range of fitted wardrobes and dressing table, radiator, inset spot lighting and double-glazed windows to the fore.

**Separate bathroom** offers a wood panel bath, shower cubicle, 'his' and 'her's' wash hand basins with vanity unit under, WC, part tiled walls, radiator, inset spot lighting and double-glazed Velux window.

**Outside** the property to the front is an allocated carparking space.

**Tenure** – we are advised the property is Leasehold with approx. 103 years remaining.

**Ground rent** - £62.50 paid every 6 months

**Service charge** - £771.26 paid every 6 months which includes building insurance.

**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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