



25 Cornwall Road, Tettenhall Wood, WV6 8XA

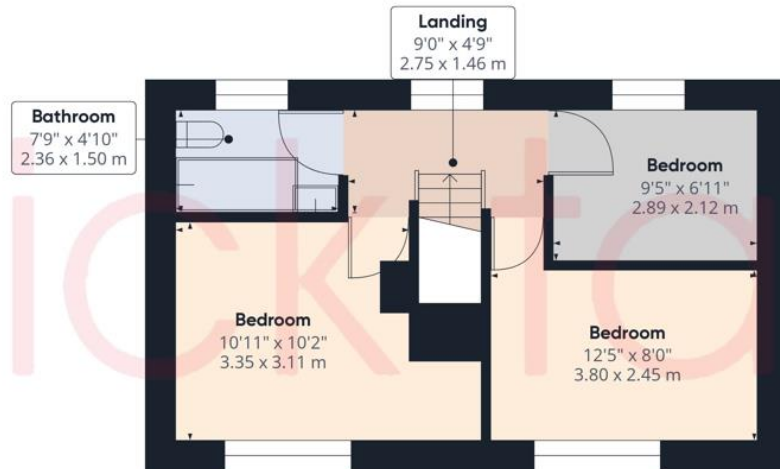
nick tart



Hallway
7'9" x 3'8"
2.37 x 1.14 m

WC
4'6" x 2'8"
1.40 x 0.83 m

Ground Floor



Floor 1



Approximate total area^m
745.6 ft²
69.27 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.

GIRAFFE 360



Occupying a choice position set back from the road overlooking a small green this deceptively versatile end terrace property is situated on the fringe of Tettenhall and Tettenhall Wood villages with their excellent range of local amenities and in our opinion this property would appeal to a young family or first time buyers and there is ample provision to further extend the footprint of the accommodation (subject to planning permission) if so required.

The practical living accommodation enjoys the benefit of gas central heating and double-glazing and further comprises...

Ground floor

Entrance hall with laminate flooring, fitted cloak room with close coupled WC and wash hand basin.

Full length sitting room which has feature marble fireplace with matching hearth, laminate flooring, double-glazed window and double-glazed French window leading into the rear garden.

Breakfast kitchen which has a matching suite of units comprising of stainless steel single drainer sink unit with tiled splash backs, range of cupboards with matching work tops incorporating built in electric oven and gas hob with extractor over, plumbing for automatic washing machine, built in larder unit, range of wall cabinets, concealed Worcester Bosch central heating boiler, double-glazed window, laminate flooring and access to the rear garden.

Stairs lead from the entrance hall to...

First floor

Landing which has loft access and double-glazed window.

There is an excellent choice of **three bedrooms** all with radiators and double-glazed windows.

Family bathroom which has jacuzzi bath with shower spray, pedestal wash hand basin, close coupled WC, radiator, tiled walls and double-glazed window.

Outside

The property enjoys a larger plot than most, the rear garden is a good size with patio, brick built garden stores and surrounding fencing and hedging

EPC - D63

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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