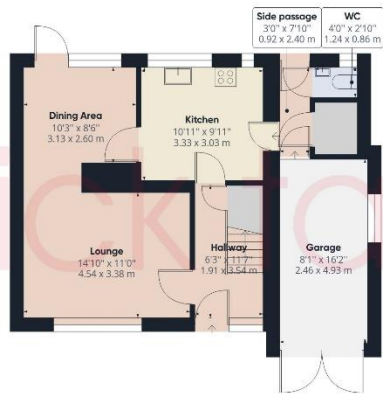


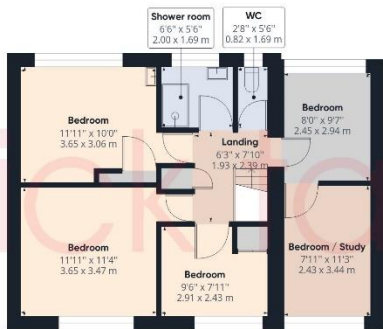


nick tart

10 Lea Manor Drive, Penn, WV4 5PL



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1265.62 ft²
117.58 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



Lea Manor Drive, Penn, WV4 5PL

- Lounge
- Dining area
- Re-fitted kitchen
- Shower room
- 5 Bedrooms or 4 + Study
- EPC: C72

The accommodation in further detail comprises...

Entrance porch which has Minton style tile flooring and UPVC double-glazed door and vertical floor to ceiling windows.

Entrance hall which has UPVC double-glazed front door with obscure glass, radiator, understairs storage cupboard, staircase rising to the first floor and door to...

Lounge which has exposed brick feature wall, tiled hearth, radiator, UPVC double-glazed window to the fore leading around to the...

Dining area which has radiator, UPVC double-glazed window and patio door leading outside whilst an internal door leads to...

Kitchen which offers a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, plumbing for washing machine, wood effect flooring, vertical radiator, inset spot lighting, gas cooker point, UPVC double-glazed windows to the rear whilst an internal door leads to...

Side passage which enjoys access to the rear garden and an internal door to the **garage, store cupboard and downstairs WC.**

On the first floor **landing** has hatch to roof space and storage cupboard with doors to...

Bedroom which has built in storage cupboard, radiator and UPVC double-glazed window to the fore.

Bedroom which has radiator and UPVC double-glazed window to the fore.

Bedroom which has a built in wardrobe, radiator and UPVC double-glazed window to the rear plus the benefit of pedestal wash hand basin with mixer tap.

Shower room which offers a shower cubicle, wash hand basin with mixer tap and vanity unit under, radiator, fully tiled walls, electric heated towel rail and UPVC double-glazed window to the rear with obscure glass, separate WC, part tiled walls and UPVC double-glazed window with obscure glass to the rear.

Bedroom which has radiator, wall mounted gas combination boiler and UPVC double-glazed window to the rear and an internal door leads to a further...

Study/bedroom which offers a radiator, UPVC double-glazed window to the fore and could also be used as a dressing room or a potential en-suite.

Outside the property to the front is a block-paved driveway that allows off road parking. The rear garden enjoys a paved patio area with gated access to the front, steps lead down to the lawn which is surrounded by pleasant flower and shrub borders and mature trees.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band E (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.

12 Upper Green, Tettenhall, Wolverhampton WV6 8QH

Tel: (01902) 755585

Fax: (01902) 751545

Email: wolverhampton@nicktart.com

www.nicktart.com



Also at
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

