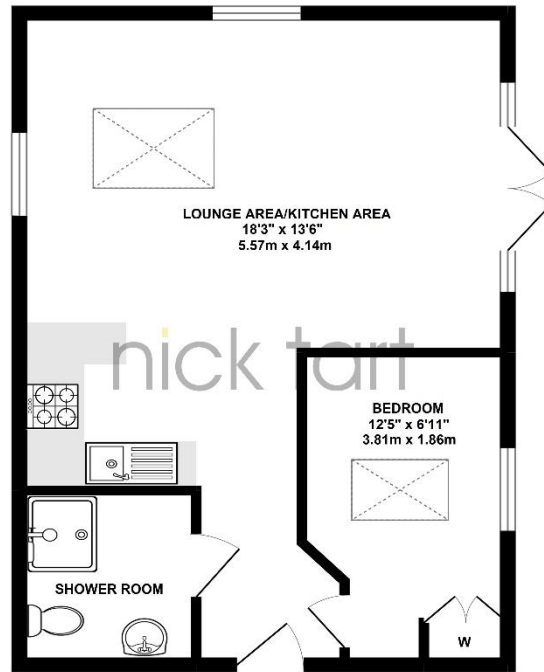




nick tart

1 Park Farm Buildings, Kingswood, Albrighton, WV7 3AJ

GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 472 sq.ft. (43.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Entrance Hall
- Bedroom
- 'Open plan' Lounge / kitchen
- Shower room
- Courtyard
- Designated parking area
- Stunning views
- EPC: E42

The accommodation in further detail comprises...

Entrance Hall has a radiator, tiled flooring, and doors to...

Bedroom has a wall mounted oil-fired radiator, tiled flooring, Velux style window, double-glazed window, and a built-in storage cupboard...

Shower Room has a shower cubicle with an electric 'Triton' shower unit, pedestal wash hand basin, WC, radiator, fully tiled walls, and flooring...

Kitchen Area has a matching range of wall and base units with worksurfaces over, plumbing for washing machine, built-in electric oven, and hob with extractor fan over, breakfast bar and tiled flooring...

Lounge Area has tiled flooring, x2 double-glazed Velux windows, fireplace, wall mounted radiator and double doors lead out to the courtyard...

Outside

Courtyard is paved and gravelled with gated access to the fore.

Tenure – we are advised the property is Freehold.

Services – we are advised there is a shared septic tank and oil-fired heating.

Council Tax – Band C (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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