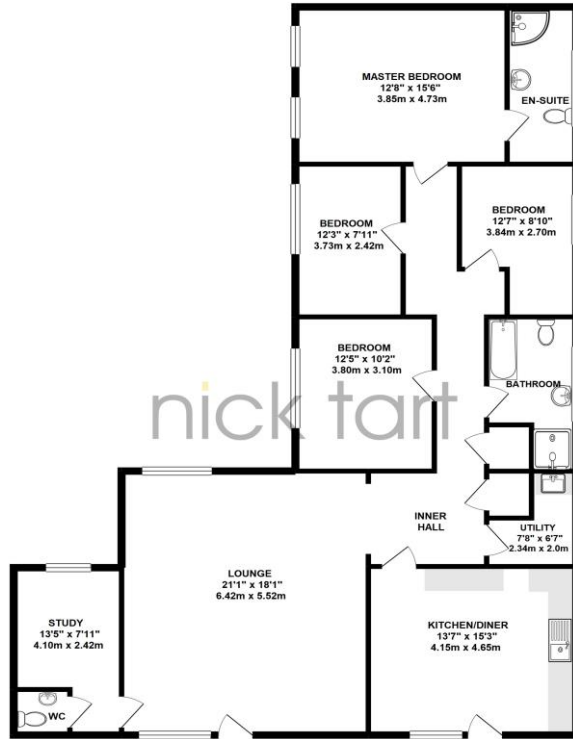




nick tart

Park Farm Buildings, Kingswood, Albrighton, WV7 3AJ

GROUND FLOOR
1578 sq.ft. (146.6 sq.m.) approx.



TOTAL FLOOR AREA : 1578 sq.ft. (146.6 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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2 Park Farm Buildings, Kingswood, Albrighton, WV7 3AJ

- Generous garden + courtyard
- Fitted kitchen
- Lounge
- 4 Bedrooms
- Bathroom & en-suite
- Study with WC
- 2 'Dutch Barns' included
- EPC: C71

The accommodation in further detail comprises...

Kitchen approached by a wooden door with double-glazed windows to the fore and internally includes a matching range of wall and base units with worksurfaces over, one and half bowl sink unit with mixer tap, integrated dishwasher, fridge & freezer, 5 ring electric 'Flavel' oven (inc) with extractor fan over, tiled flooring and Velux window with door to....

Inner Hall offers two radiators, storage cupboard, hatch to roof space, a squared opening leads to the lounge and doors lead off to...

Utility which houses the oil-fired boiler, sink unit with mixer tap with a worksurface and storage units over under and tile flooring....

Bathroom has a suite comprising of a panel bath with a shower attached and over, WC, glass wash hand basin with mixer tap, walk-in shower cubicle, tile flooring, fully tiled walls with a double glazed window to the side...

Bedroom has a radiator and double-glazed window to the side...

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Bedroom has a radiator and double-glazed window to the side...

Master Bedroom has a radiator two double glazed windows to the side, a Velux window and an interal door leads to the...

Ensuite which enjoys and 'Opaque' shower cubicle, WC, glass wash hand basin with mixer tap, tiled flooring, fully tiled walls, fitted towel rail and double glazed window to the side...

Lounge offers a feature fire place, door to the courtyard, two vertical radiators, two double glazed windows to the front and rear, Velux window, decorative beams and an internal door to...

Study has a radiator and double-glazed window to the side...

WC with wash hand basin and mixer tap with a radiator, tile flooring and fully tiled walls...

Outside there is a gravel courtyard which leads to 2 generous 'Dutch' barns that allow ample parking areas and work shop facilities. The rear garden included (38m x 38m approx.) is a previous grazing field with gated access.

Tenure – we are advised the property is Freehold.

Services – oil fired heating and a septic tank.

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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