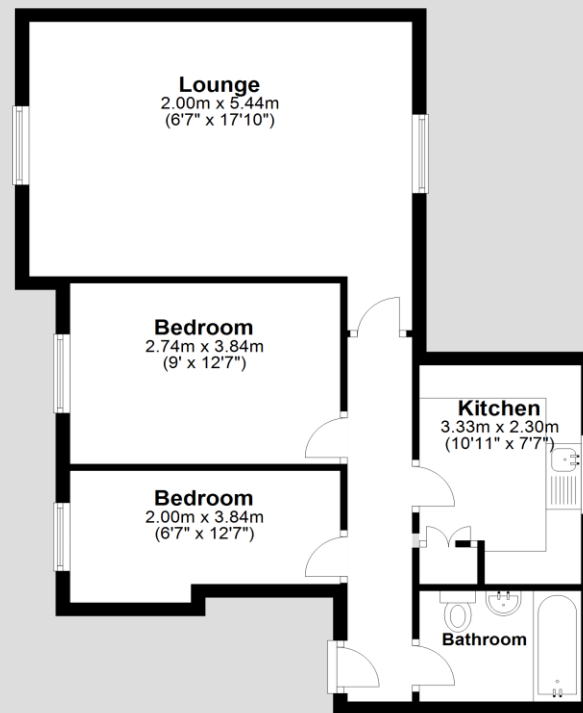


Harper Grove, Tipton, DY4 9SR

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanUp.

26 Harper Grove



Harper Grove

- Entrance Hall
- Lounge
- Kitchen
- Bathroom with shower over
- 2 Bedrooms
- Allocated car parking space
- 2nd floor apartment
- EPC: C78



The accommodation in further detail comprises...

Entrance Hall has telephone style intercom, radiator and doors too...

Bathroom has a white suite comprising of panel bath with electric tryton shower unit over, pedestal wash hand basin with mixer tap, WC and part tiled walls...

Bedroom has UPVC double-glazed window and radiator...

Bedroom has UPVC double-glazed window , radiator plus built in wardrobes...

Kitchen enjoys a matching range of wall and base level units with work surfaces over, wall mounted gas boiler, sink unit with mixer tap, built in electric oven with gas fan and extractor fan over, plumbing for washing machine, space for fridge and freezer, built in store cupboard, radiator and UPVC double-glazed window...

Lounge has a variety of power points, radiator and Juliet styled balcony with UPVC double-glazed windows to the front and rear respectfully...

Outside there is one allocated car parking space.

Tenure – we are advised the property is Leasehold. 150 Years from 2005

Service charge £919 per year

Ground rent £60 per year

Services – we are advised all mains services are connected.

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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