



nick tart

Weston House, 17 Saxon Court, Tettenhall, WV6 8SA





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

2629.36 ft<sup>2</sup>

244.28 m<sup>2</sup>

**Reduced headroom**

20.36 ft<sup>2</sup>

1.89 m<sup>2</sup>

(1) Excluding balconies and terraces

⌄ Reduced headroom (below 1.5m/4.92ft)

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



# 17 Saxon Court, Tettenhall, WV6 8SA

- 3 Reception rooms
- 4 bedrooms
- Kitchen
- Utility
- House bathroom + en-suite
- Downstairs WC
- Garage + Driveway
- EPC: E44

## The accommodation in further detail comprises...

**Entrance hall** has parquet flooring, radiator, staircase rising to the first floor and doors to...

**Downstairs WC** has a pedestal wash hand basin with mixer tap, WC, part tiled walls, tiled flooring and storage cupboard.

**Lounge** has a gas fire with feature surround, X2 radiators, UPVC double-glazed windows to the front and side whilst internal double-doors lead into the...

**Dining room** has a radiator and double-glazed sliding patio doors leading out to the garden.

**Sitting room** has a gas fire with feature surround, radiator and UPVC double-glazed window to the rear.

**Kitchen** has a matching range of wall and base units with work surfaces over, 1½ bowl sink unit with mixer tap, plumbing for dishwasher, built in oven, integrated fridge, separate electric hob with extractor fan over, tiled flooring and X2 UPVC double-glazed windows to the rear.

**Utility** houses the gas boiler, plumbing for washing machine, space for dryer, space for freezer, work surface with storage units over and under, sink and UPVC double-glazed window and door with obscure glass lead to the side.

**Landing** has UPVC double-glazed window to the fore, radiator, storage cupboard housing the hot water cylinder, hatch to roof space and doors to...

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

**Bedroom** has a radiator, UPVC double-glazed window to the rear, dressing area and an internal door leads to the...

**En-suite bathroom** has a sunken curved bath, bidet, WC, wash hand basin with mixer tap and vanity unit under, part tiled walls and X2 UPVC double-glazed windows with obscure glass to the rear.

**Bathroom** enjoys a walk in shower unit, wood panel bath with mixer tap, WC, wash hand basin with mixer tap and vanity units over and under, part tiled walls and UPVC double-glazed windows with obscure glass to the rear...

**Bedroom** has a radiator and UPVC double-glazed window to the rear.

**Bedroom** has a range of fitted wardrobes, X2 radiators, and X2 UPVC double-glazed windows facing the front.

**Outside** the property has a paved patio area, lawn and gates access to the front of the property where there is a driveway that allows off road parking.

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected.

**Council Tax** – Band G (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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