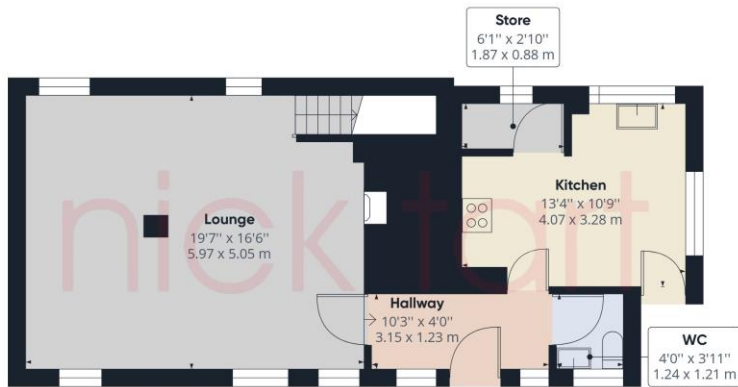


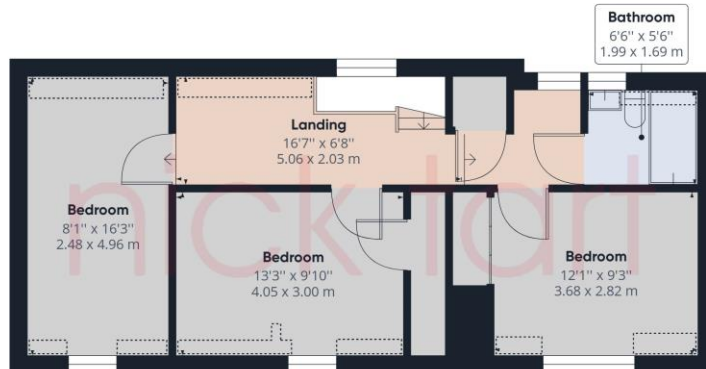


nick tart

Croft Cottage, Trysull, Wolverhampton, WV5 7HR



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1117.18 ft²
103.79 m²

Reduced headroom
43.28 ft²
4.02 m²

(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.

GIRAFFE 360



"Croft Cottage"

- Entrance hall
- Lounge
- Kitchen
- Downstairs WC
- 3 Bedrooms
- Bathroom with shower over
- Ample parking
- EPC: D59



The accommodation in further detail comprises...

Entrance hall which is approached via a block paved pathway with a timber frame front door with stained glass, X2 single-glazed leaded windows to the fore, radiator and doors to...

Downstairs WC which has leaded single-glazed window to the fore, WC, wash hand basin with mixer tap and vanity unit under, wall mounted heated towel rail, tiled flooring and fully tiled walls.

Kitchen which offers a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, integrated fridge and freezer, electric cooker point with extractor fan over, inset spot lighting, single-glazed windows to the rear and side, door leading outside whilst an internal door leads to...

Storage area which houses the gas combination boiler and has the benefit of plumbing for washing machine.

Lounge which has an exposed inset brick fireplace with wood burner, X2 radiators, dual aspect single-glazed leaded windows, supportive beams and staircase rising to the first floor.

Split landing which has radiator, supportive beam, storage cupboard, single-glazed leaded windows to the fore and doors to...

Bathroom which has 'P' shaped bath with shower over, WC, wash hand basin with vanity unit under, heated towel rail and single-glazed leaded window to the rear.

Bedroom which has built in wardrobe with sliding doors, radiator and single-glazed windows to the fore.

Bedroom which has supportive beam, radiator, built in wardrobe and single-glazed leaded window to the fore.

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

Outside- The property can be approached via the front or side down a private drive where there is ample parking to the rear with a spacious garden facing green belt land offering pleasant views.

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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