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nick tart

22 Millwalk Drive, Pendeford, Wolverhampton, WV9 5LG



## Millwalk Drive, Pendeford, WV9 5LG

- No upward chain
- Integrated appliances
- Living room
- Kitchen
- Sun room
- 2 Double bedrooms
- Wet room
- EPC: C71

## The accommodation in further detail comprises...

**Entrance hall** which is approached via the side and comprises of a composite front door with obscure glass, storage cupboard, hatch to roof space housing the gas combination boiler, radiator and doors to...

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

**Bedroom** which has radiator, UPVC double-glazed window to the fore and wall mounted TV aural point.

**Living room** which has feature fireplace with inset electric fire, UPVC double-glazed patio doors lead outside and radiator.

**Wet room** enjoys fully tiled flooring, fully tiled walls, shower area, WC, wash hand basin with vanity unit under and mixer tap and UPVC double-glazed window with obscure glass to the side.

**Kitchen** offers a matching range of wall and base level units with work surfaces over, integrated electric oven and hob with extractor fan over, integrated slim line dishwasher, integrated washing machine, tiled flooring, radiator, UPVC double-glazed window to the side, sink unit with mixer tap and an opening leads to...

**Sun room** which is of UPVC construction and enjoys a combination of matching storage units.

**Rear garden** is laid to lawn with a timber garden store, detached garage store and gated access to the front. A driveway runs along the side of the property allowing for off road parking.

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

**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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