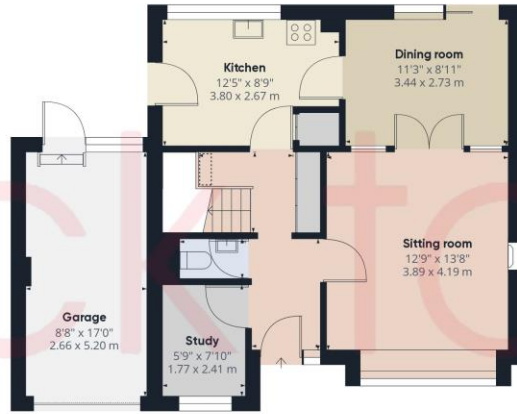


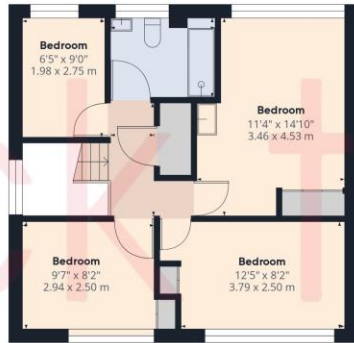


nick tart

24 Dovecote Close, Tettenhall, Wolverhampton, WV6 8NA



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1234.17 ft²
114.66 m²

(1) Excluding balconies and terraces

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



Occupying a choice cul-de-sac position within a much sought after area on the fringe of Tettenhall Village, this practical and versatile detached family home has been well maintained over the years but further provision exists to re-modernize and re-style the interior which would prove ideal for those discerning buyers looking to acquire a property they could extend (subject to planning permission) to create a good size family home synonymous with modern day life style requirements.

- Entrance hall with fitted cloak room
- Study
- Sitting room with feature fireplace
- Separate dining room
- Detached garage
- Fitted kitchen
- Four first floor bedrooms
- Shower room
- Off road parking
- EPC: TBC

The property itself is conveniently situated close to Tettenhall Village with its excellent range of local amenities including shops, schools and transport services with easy access to Wolverhampton City Center.

The accommodation in further detail comprises of...

Entrance hall with fitted cloak room, cloaks cupboard and under stair stores.

Study/office.

Good size sitting room having feature York stone fireplace, double-glazed bow window, coved ceiling, double doors leading into...

Separate dining room overlooking the rear garden with double-glazed sliding patio window.

Fitted kitchen having matching suite of units comprising of stainless-steel single drainer sink unit with range of cupboards with matching work tops incorporating cooker and fridge recess, plumbing for automatic washing machine, range of wall cabinets, floor to ceiling Johnson and Starley warm air central heating boiler, tiled walls, double-glazed window overlooking the rear garden and access to the side elevation.

Stairs lead from the entrance hall to the **first floor landing** having airing cupboard.

Master bedroom which has a fitted vanity unit, built in wardrobes and coved ceiling.

Bedroom two which has a built-in wardrobe.

Bedroom three which has a large picture window and built in wardrobe.

Bedroom four which is a good size single room.

Family shower room having large walk-in shower, close coupled WC, pedestal wash hand basin and part tiled walls.

Outside the property is approached via a good size driveway leading to an **attached garage**.

The **enclosed rear garden** has been neatly landscaped and is not overlooked from the rear and only slightly from the side with the benefit of a crazy paved patio to shaped lawn with a variety of shrubs and trees creating a most pleasant setting.

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band E (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.

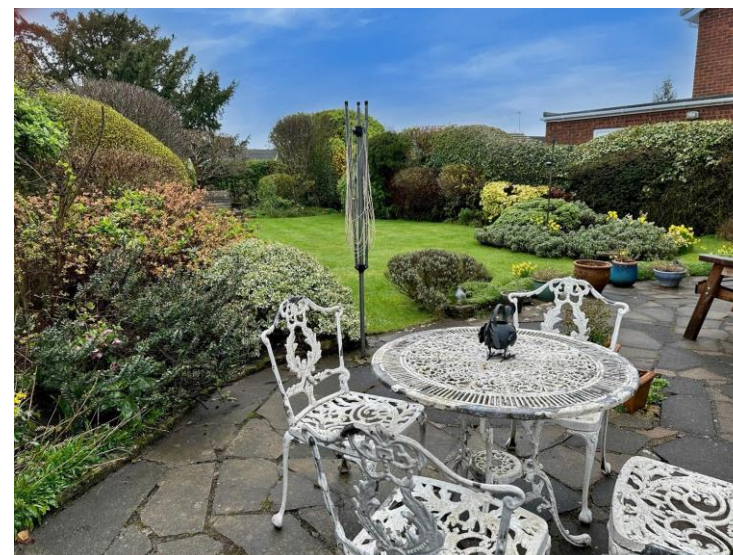
12 Upper Green, Tettenhall, Wolverhampton WV6 8QH

Tel: (01902) 755585

Fax: (01902) 751545

Email: wolverhampton@nicktart.com

www.nicktart.com



Also at
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

