



82 Birches Road, Codsall, Wolverhampton, WV8 2JR

nick tart



## 82 Birches Road, Codsall, Wolverhampton, WV8 2JR

- Living room
- Lounge area
- Kitchen area
- Bathroom
- 3 Bedrooms
- Driveway
- Private rear garden
- EPC E52

### The property in further detail...

Approached via the side the **entrance hall** comprises of composite style front door with obscure glass, hatch to roof space, radiator and doors to...

**Bedroom one** which has fitted wardrobe, UPVC double-glazed bay window to the fore, UPVC double-glazed window to the side and radiator.

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

**Bedroom three** which has laminate flooring, UPVC double-glazed window to the side and radiator.

**Kitchen area** having matching range of wall and base level units with work surfaces over, gas cooker point with extractor fan over, 1 ½ bowl sink unit with mixer tap, plumbing for dishwasher, breakfast bar, plumbing for washing machine and tiled flooring.

**Lounge area** which has a sky lantern supported by inset spot lighting, radiator, UPVC double-glazed windows and French doors lead outside whilst an internal door leads to...

**Living room** which has a wood burner, radiator, UPVC double-glazed window to the fore and side respectively and internal single-glazed glass doors.

**Bathroom** which has a white suite comprising of panel bath with shower over, WC, pedestal wash hand basin, heated towel rail, colored glass window to the rear and part tiled walls.

**Outside** the property is a patio area and lawn surrounded by pleasant flower and shrub borders with gated 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 (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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