



nick tart

11 Wrekin Drive, Tettenhall, Wolverhampton, WV6 8UJ



Approximate total area<sup>(1)</sup>  
1976.36 ft<sup>2</sup>  
183.61 m<sup>2</sup>

(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



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Ground Floor

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Floor 1

# 11 Wrekin Drive, Tettenhall, WV6 8UJ

- 3 Receptions rooms
- 'Open Plan' Kitchen & Dining area
- Utility with downstairs WC
- House bathroom
- 5 Bedrooms
- Jack & Jill Shower room
- Landscaped rear garden
- EPC: TBC

**The property in further detail comprises of...**

**Entrance porch** which has UPVC double-glazed door, window and tiled flooring.

**Entrance hall** which has wood flooring, radiator, UPVC double-glazed window with lead lining to the fore, staircase rising to the first floor and doors to...

**Downstairs utility** which has WC, wash hand basin with vanity unit under, heated towel rail, wood effect flooring and X2 storage cupboards with plumbing for washing machine and space for dryer respectively, and UPVC double-glazed window with obscure glass to the side.

**Lounge** which has a feature open solid fuel fire with attractive surround, single-glazed lead lined window to the fore and an internal door leads to 'L' shaped kitchen & dining area.

**Kitchen area** which has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, gas cooker point, breakfast bar, integrated fridge freezer and slim line dishwasher, wood effect flooring and a squared opening leads to the

**Dining area** which has X2 double-glazed Velux windows, radiator, gas fired log burning stove, wood effect flooring, X2 UPVC patio doors leading outside whilst an internal door leads to...

**Ancillary accommodation** Thought ideal for an elderly relative or independent teenager and offers a living room, bedroom and en-suite shower. The **Living room** enjoys a gas fired log burning stove, UPVC double glazed patio door and separate window patio with both facing the garden with the **Bedroom** offering a radiator, built in storage cupboard/wardrobe, X2 UPVC double-glazed windows to the side and the **En-suite** has shower cubicle, WC with wash hand basin with vanity unit under, tiled flooring, fully tiled walls, heated towel rail, inset spot lighting and a UPVC double-glazed window to the rear benefiting from obscure glass.

**Split landing** which has UPVC double-glazed window to the side, hatch to roof space, radiator, UPVC double-glazed window to the rear and doors to...

**Bedroom** which has built in storage cupboard, radiator and UPVC double-glazed window to the fore.

**Bedroom** which has dual aspect windows to the front and rear respectively, radiator and fitted wardrobes.

**House bathroom** enjoys a suite comprising of bath with electric shower unit over, WC, wash hand basin with vanity unit under, radiator, tile effect flooring and UPVC double-glazed window with obscure glass to the side.

**Bedroom** which has built in wardrobes with sliding mirrored door, X2 UPVC double-glazed window to the fore and an internal door leads to...

**Jack and Jill shower room** which has a shower cubicle, pedestal wash hand basin, WC, heated towel rail and tiled flooring with fully tiled walls.

**Bedroom** which has fitted wardrobes with matching dressing table, radiator, and X2 UPVC double-glazed windows to the rear.

**Outside** there is a landscaped and manicured rear garden which has a paved patio area, Summer House, lawn with attractive flower and shrub borders surrounding whilst the front of the property has a driveway which allows ample off road parking.

**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.

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