

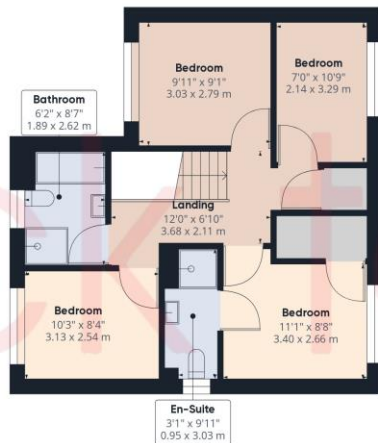


nick tart

3 Malayan Close, Featherstone, WV10 7FN



Ground Floor



Floor 1



Approximate total area[®]

1296.57 ft²
120.46 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



3 Malayan Close, Featherstone, WV10 7FN

- Living room
- 'Open Plan' Kitchen & family area
- Downstairs WC
- 4 Bedrooms
- Bathroom + En-suite shower
- Garage
- Driveway
- EPC B84

The property in further detail comprises of...

Ground floor

Entrance hall which has composite front door with obscure glass, wood effect flooring, radiator, staircase rising to the first floor and doors to...

Downstairs WC which has WC, UPVC double-glazed window with obscure glass, wood effect flooring, radiator and wall mounted wash hand basin with mixer tap.

'Open plan' kitchen and family area which has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, integrated dishwasher, integrated fridge/freezer, built in electric oven with separate five ring gas hob and extractor fan over, wood effect flooring, radiator, double storage cupboard housing room for washing machine plus space for a dryer and work surface over, X2 radiators, X3 Velux style windows and double patio doors and window lead outside.

Living room which has UPVC double squared bay window to the fore and radiator.

First floor

Landing which has hatch to roof space, storage cupboard, radiator and doors to...

Bathroom which has panel bath with shower attachment over, separate shower cubicle, WC, UPVC double-glazed window with obscure glass, heated towel rail, wash hand basin with wall hung vanity unit under, separate shower cubicle and wood effect flooring.

Bedroom which has UPVC double-glazed window and radiator.

Bedroom which has UPVC double-glazed window, radiator, built in wardrobe and an internal door leads to...

En-suite which has inset shower, WC, wash hand basin with wall hung vanity unit under, heated towel rail, UPVC double-glazed window with obscure glass and wood effect flooring.

Bedroom which has radiator and UPVC double-glazed window.

Bedroom which has radiator and UPVC double-glazed window.

Outside

Outside the property is a garage, paved patio area, lawn, gated access to the fore and to the front of the property is a driveway that 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 D (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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