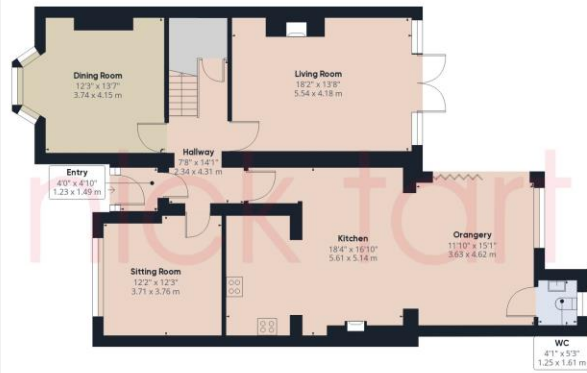




nick tart

'AMBER VILLA'
6 Mount Road, Tettenhall Wood, Wolverhampton,
WV6 8HT



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area^m
2680.71 ft²
249.05 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



Mount Road, Tettenhall Wood, WV6 8HT

- Living room
- Dining room
- Sitting room
- Kitchen
- Orangery
- Downstairs WC
- 4 Double bedrooms
- House bathroom + En-suite
- Detached timber built garden room
- Driveway to the fore



The accommodation, set over three floors, in further detail comprises...

Ground floor

Entrance porch leading to an arched single-glazed timber door with obscure glass.

Entrance hall enjoys replica *Minton* tiled flooring, under stairs storage cupboard, radiator, staircase rising to the first floor and doors to...

Sitting room which has radiator and X2 sash style windows to the fore.

Dining room which has radiator and bay fronted single-glazed sash window to the fore with accompanied black out blinds.

Lounge which has a feature Limestone fireplace with a multi fuel wood burner, patio doors leading outside and radiator.

Open plan kitchen and orangery with the **Kitchen area** having a matching range of wall and base level units with granite work surfaces over, fitted and made by the specialists *Howdens*, gas hob with extractor fan over, integrated wine cooler, space for American style fridge freezer, X2 built in ovens, integrated dishwasher, integrated washing machine, *Belfast* style sink unit with mixer tap, a separate island breakfast bar with additional storage with a marble worktop over, wood burner, radiator, USB points, and tiled flooring all complimented by a sky lantern. Then a squared opening leads to the **Orangery / Family area** which benefits from a stunning sky lantern, bi-foldable doors leading outside, tiled flooring and inset spot lighting.

Downstairs WC which has tiled flooring, WC, pedestal wash hand basin and a *Worcester Bosch* gas combination boiler fitted in 2018.

First floor

L' shaped landing which has wood effect flooring, staircase rising to the second floor and doors to...

Bedroom which has sash windows to the fore and radiator

Bedroom which has sash window to the rear, radiator and an internal door leading to the...

En-suite which has shower cubicle, storage unit, pedestal wash hand basin, WC and sash windows facing the rear.

Bathroom which has sunken jacuzzi bath, separate shower cubicle, heated towel rail, WC, *'his' and 'her'* separate circular sink units with waterfall mixer taps and vanity units under, fully tiled walls and sash window facing the rear.

Second floor

Landing which has wood effect flooring and doors to...

Bedroom which has radiator and sash windows facing the rear.

Bedroom which has radiator, sash window to the fore and hatch to roof space.

Outside

There is a paved patio area with steps leading down to a lawn surrounded by pleasant flower and shrub borders.

Garden room / Entertainment room being of timber construction with bi-foldable doors and inset black out blinds, houses the hot tub (included) and is thought an ideal entertainment or work space regardless of the season. A storage facility is found adjacent and thought ideal for keeping garden materials or bicycles.

To the front of the property is a patterned concrete low maintenance driveway by Cobblecrete that allows off road parking.

EPC - D58

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.

