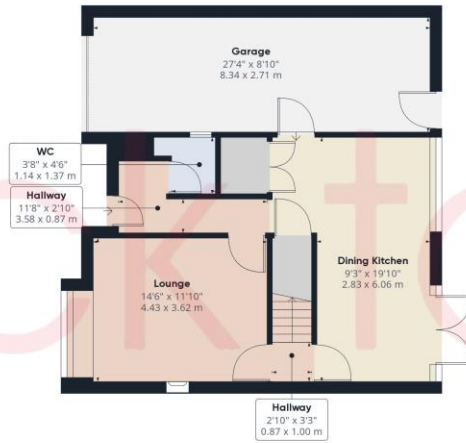


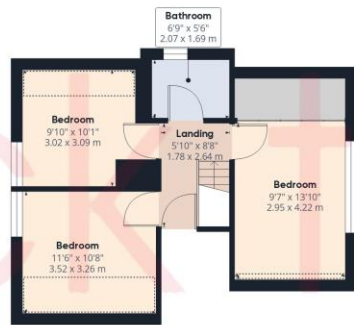


Bramstead Avenue, Compton, Wolverhampton, WV6 8AW

nick tart



Ground Floor



Floor 1



Approximate total area[®]

1241.74 ft²
115.36 m²

Reduced headroom

64.84 ft²
6.02 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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



Bramstead Avenue, Compton WV6 8AW

- Entrance hall
- Lounge
- Dining Kitchen
- Garage
- 3 Bedrooms
- Bathroom
- Decked rear garden
- Driveway

The accommodation in further detail comprises...

Ground floor

Entrance hall which has timber front door with obscure glass, radiator, wood effect flooring, **downstairs WC** and door to...
Lounge which has wood effect flooring, radiator, UPVC double-glazed window to the fore and gas fire with feature surround.
WREN Kitchen which offers a matching range of wall and base level units with work surfaces over, built in electric oven, separate five ring gas hob with extractor fan over, integrated fridge, integrated dishwasher, 1½ bowl sink unit with mixer tap, walk in pantry, inset spot lighting, wood effect flooring and UPVC double-glazed window and patio doors facing the rear.
Garage which can be approached via either the front internally or the rear and enjoys a work surface with a sink unit and mixer tap, plumbing for washing machine, space for dryer and the benefit of the power and light points.

First floor

Landing which has wood effect flooring, hatch to roof space, storage cupboard and doors to...
Bedroom which has radiator, wood effect flooring and UPVC double-glazed window to the fore.
Bedroom which has radiator, wood effect flooring and UPVC double-glazed window to the fore.
Bathroom which has suite comprising of panel bath with shower over, heated towel rail, WC, pedestal wash hand basin, wood effect flooring, fully tiled walls and UPVC double-glazed window with obscure glass to the side.
Bedroom which has wardrobes with sliding doors, wood effect flooring, radiator and UPVC double-glazed window to the rear.

Outside

A low maintenance rear garden with patio area leading up to a timber decked area and spacious garden room all accompanied by a well maintained Carp fish pond.

To the front of the property is a driveway that allows off road parking.

EPC – TBC

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.

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

