



nick tart

3 Stoneacre Close, Finchfield, WV3 8HL



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- Kitchen with integrated appliances
- Utility
- Living Area
- Dining Area
- Shower room
- 2 Double bedrooms
- Driveway & Garden
- EPC: E45

The accommodation in further detail comprises...

Entrance hall has UPVC front door, wood effect flooring, X2 storage cupboard, radiator and doors to...

Kitchen has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, integrated fridge/freezer, built in electric oven, separate electric induction hob and extractor fan over, UPVC double-glazed window to the fore and an internal door leads to the...

Utility has plumbing for washing machine, space for dryer, wall mounted gas combination boiler and UPVC double-glazed window with obscure glass leading outside.

Dining area has wood effect flooring, radiator, storage cupboard and vertical radiator...

Living area has a gas fire with feature surround, radiator, wood effect flooring, UPVC double-glazed window with obscure glass to the fore, vertical radiator and UPVC double-glazed double doors leading outside.

Inner hallway has storage cupboard, radiator, skylight and doors to...

Shower room has skylight, shower cubicle, WC, wash hand basin with mixer tap with vanity unit under and heated towel rail.

Bedroom has fitted wardrobes with sliding mirrored doors, radiator and UPVC double-glazed window to the side.

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Outside the property is a patio area, lawn and gated access to the front.

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).

Nb Minor subsidence was created in the kitchen by former tree roots that are now cut down and a certificate of structural adequacy is provided.

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



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