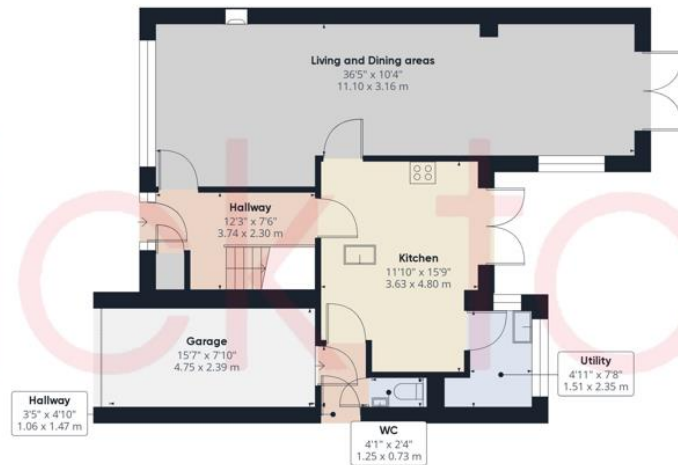


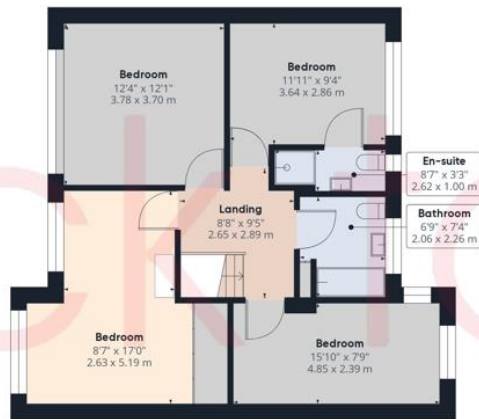


18 Rudge Road, Pattingham, WV6 7BT

nick tart



Ground Floor



Floor 1

Approximate total area[®]
1622.27 ft²
150.71 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



18 Rudge Road, Pattingham, WV6 7BT

- Kitchen with adjacent utility
- Living & dining areas
- Downstairs WC
- Garage store
- 4 Bedrooms
- House bathroom + En-suite
- Private rear garden
- Ample driveway

The accommodation in further detail comprises...

Ground floor

Composite front door with obscure glass, wood effect flooring, under stair storage cupboard, staircase rising to the first floor and doors to...

Living and dining areas have a feature fireplace with inset contemporary style wood burner, X3 radiators, UPVC double-glazed window to the fore and side and UPVC double-glazed patio doors lead out to the garden.

Kitchen which has a matching range of wall and base level units with work surfaces over, integrated dishwasher, fridge and freezer, built in *Bosch* electric oven and grill, separate *Bosch* hob with extractor fan over, tiled flooring, sink unit with mixer tap breakfast bar, vertical wall attached radiator and doors to...

Utility which has work surface with storage units under, sink unit with mixer tap, tiled flooring, radiator, UPVC double-glazed window to the rear, inner hall which has tiled flooring, radiator, UPVC double-glazed patio door with obscure glass leading to the side of the property, downstairs WC and rear entrance to...

Garage Store which has double-doors to the front, the benefit of power and light points and houses the *Baxi* wall mounted gas combination boiler.

First floor

Landing which offers hatch to roof space and doors to...

House bathroom which has a suite comprising of panel bath with X2 shower heads over, wall hung double draw vanity unit with sink unit over having mixer tap, WC, heated towel rail, tiled flooring, part tiled walls and UPVC double-glazed window with obscure glass to the rear.

Master bedroom which enjoys a range of fitted wardrobes with matching storage draws and dressing table, X2 radiators and X2 UPVC double-glazed windows to the fore.

Bedroom which has radiator and UPVC double-glazed window to the fore.

Bedroom which has radiator and UPVC double-glazed window to the rear whilst an internal door leads to...

En-suite which has shower with electric Mira shower attachment, WC, wash hand basin with mixer tap, wall mounted heated towel rail, fully tiled walls, tiled flooring and UPVC double-glazed window with obscure glass to the rear.

Bedroom which has X2 radiators, UPVC double-glazed windows to the side and rear respectively.

Outside

There is a paved patio area, lawn and timber garden store

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

EPC – D67

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band F (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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