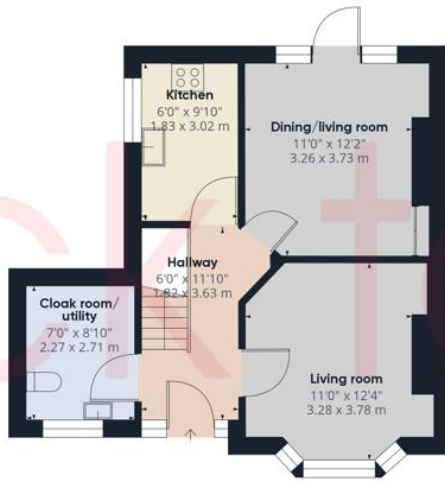




163 Rutland Avenue, Penn, Wolverhampton, WV4 4J

nick tart



Approximate total area^m

877.69 ft²

81.54 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



Occupying a choice position within this ever popular and sought after location this sympathetically re-modernized and extended traditional semi-detached property has undergone a course of improvements in recent times to now incorporate a number of appealing features and appointments throughout which in our opinion could appeal to first times buyers or a growing family.

- Arched reception porch
- Entrance hall
- Front sitting room
- Separate dining room
- Re-fitted kitchen
- Gas central heating and double-glazing where stated
- Large separate utility and cloak room
- Three first floor bedrooms
- Re-fitted bathroom
- Front garden
- Off road parking
- Enclosed rear garden

The property itself is situated close to all local amenities including shops, schools and public transport services and is also within close proximity of St Bart's Church and Village Hall and just a little further a field is Penn Common with its golf course and plethora of meandering walks around the local countryside.

The accommodation in further detail comprises...

Ground floor

Covered reception porch

Entrance hall which has an understairs cupboard.

Front facing sitting room with double-glazed bay window and radiator.

Separate dining room which has a radiator and a double-glazed French window leading into the rear garden.

Re-fitted kitchen which has a matching suite of units comprising of stainless-steel single drainer sink unit with tiled splash backs, a range of cupboards with matching worktops incorporating a built-in electric oven and ceramic hob with extractor fan over, a range of wall cabinets, double-glazed window and a radiator.

Undoubtedly one of the features of this property is the large **separate utility and cloak room** which has a full width fitted worktop, tiled walls, plumbing for automatic washing machine, space for tumble dryer, a range of wall cabinets, Worcester Bosch gas central heating boiler, a WC, a wash hand basin, double-glazed window and a radiator.

Stairs lead from the entrance hall to...

First floor

Landing which has a double-glazed window.

There is a choice of **three bedrooms** all with double-glazed windows and radiators.

Good sized re-fitted **family bathroom** which has a panel bath, separate shower cubicle, a close coupled WC, part tiled walls, a pedestal wash hand basin, double-glazed window and a radiator.

Outside

The property enjoys a front garden area and off-road parking.

To the rear the garden is enclosed with a patio to lawn and surrounding fencing.

EPC - D64

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band C (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 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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