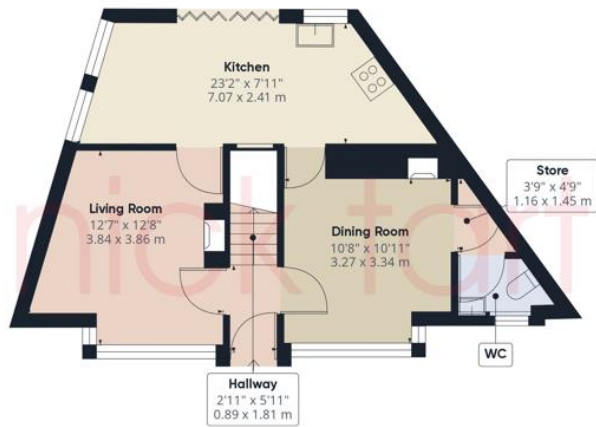


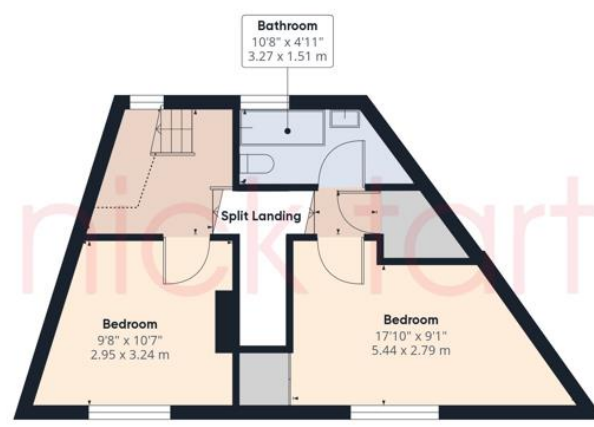


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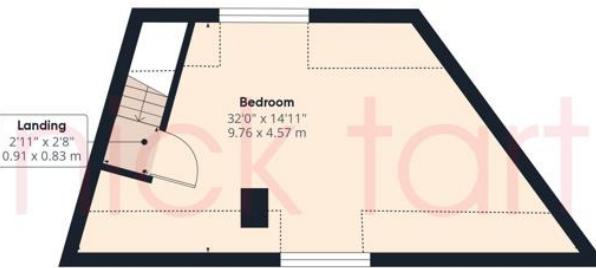
28a Wrottesley Road, Tettenhall, Wolverhampton, WV6



Ground Floor



Floor 1



Floor 2



Approximate total area^m

1249.25 ft²
116.06 m²

Reduced headroom

108.51 ft²
10.08 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



28a Wrottesley Road is an individually designed detached home is found on one of Wolverhampton's most sought after and prestigious roads surrounded by desired schooling whilst offering the most convenient access to Tettenhall village and the local amenities found within include cafes, hairdressers, boutiques and independent shops along with Tettenhall Green itself across the road.

The accommodation in further detail comprises...

Ground floor

Entrance hall which has wood effect flooring, staircase rising to the first floor and door to...

Living room which enjoys a log burner, radiator and UPVC double-glazed squared bay window to the fore.

Dining room which has a feature fireplace, radiator UPVC double-glazed squared bay window to the fore, wood effect flooring and an internal door to a storage area which leads to...

WC which benefits from a wash hand basin with vanity unit under, radiator and wood effect flooring.

Kitchen which has a matching range of wall and base level units with work surfaces over, plumbing for washing machine, space for dryer, integrated dish washer, integrated fridge and freezer, electric oven with five ring gas hob with extractor fan over, X2 radiators, UPVC double-glazed window with frosted glass to the side and UPVC bifold doors lead outside to the courtyard.

First floor

Split landing which enjoys a staircase rising to the second floor, UPVC double-glazed window to the rear, storage cupboard housing the gas combination boiler and doors to...

Bathroom which has a wood panel bath with shower over, WC, heated towel rail, wash hand basin with mixer tap and vanity unit under, shelf storage, wood effect flooring and fully tiled walls.

Bedroom which enjoys a built in wardrobe, radiator and UPVC double-glazed window to the fore.

Bedroom which enjoys a feature fireplace, radiator and UPVC double-glazed window to the fore.

Second floor

Bedroom which has a feature exposed brick pillar, X2 radiators and a dual aspect UPVC double-glazed window to the front and rear respectively and the benefit of loft access.

Outside

To the front of the property is a driveway that allows off road parking and to the rear is a low maintenance covered courtyard garden.

EPC – D63

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – 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.

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