

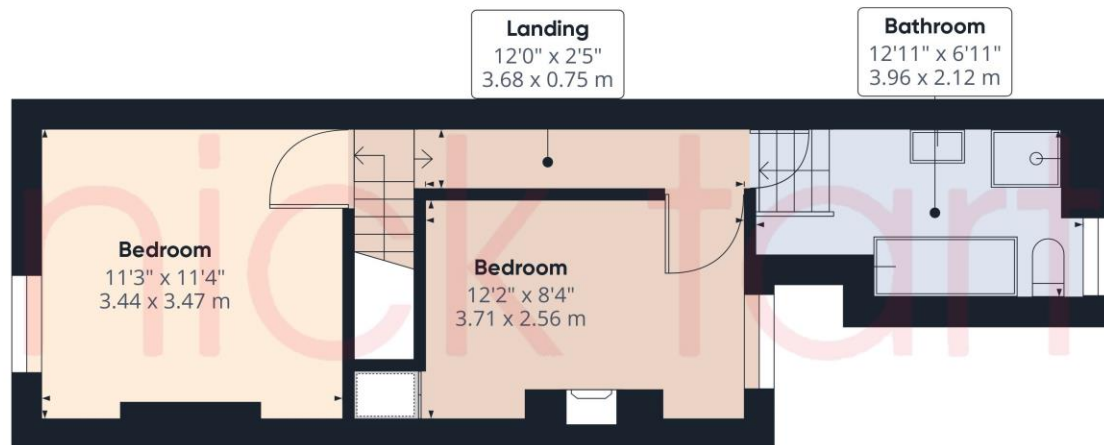


nick tart

28 Church Road, Bradmore, Wolverhampton, WV3



Ground Floor



Floor 1



Approximate total area¹⁾
707.25 ft²
65.71 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



Occupying a choice position at the end of a row of period properties this deceptive and versatile terraced house has been much improved over the years incorporating a number of appealing features including high cornice ceilings and a period fireplace and in our opinion would prove ideal for first time buyers with all local amenities close at hand.

- Sitting room
- Cellar
- Separate dining room
- Fitted kitchen
- A choice of two first floor double bedrooms
- Large bathroom
- Rear courtyard
- Off road parking

The property itself has an excellent choice of shops, schools and public transport services close by and in further detail comprises...

Good size sitting room having feature fireplace with painted marble inset and matching hearth, double-glazed window, radiator and laminate flooring.

In between the **sitting room** and **dining room** is access to the **cellar** which we understand has recently has a new sump fitted and therefore is presently used for storage but could be used for a multitude of purposes if required.

Separate dining room which has feature fireplace, double-glazed window, coved ceiling, radiator and laminate flooring.

Galley style kitchen which has matching suite of units comprising of single drainer sink unit with range of cupboards with matching worktops incorporating built in electric oven with gas hob and extractor over, range of wall cabinets, plumbing for automatic washing machine and fridge freezer recess, coved ceiling, ceramic tile flooring, double-glazed window and access to the side.

Stairs lead from the dining room to the **first floor landing**.

Master bedroom which is double in size and has a double-glazed window, coved ceiling and radiator.

Bedroom two which is also double in size has a radiator, double-glazed window, feature cast iron fireplace, built in wardrobe and loft access.

Undoubtedly one of the features of this property is the good size **family bathroom** with panel bath, separate shower cubicle, close coupled WC, pedestal wash hand basin, heated chrome towel rail, double-glazed window, exposed floorboards and airing cupboard housing the gas central heating boiler.

Outside the property enjoys a front lawned garden and to the rear is a courtyard and shared access leading to off road parking whilst just beyond that is an additional garden area.

EPC: D59 (to be revised)

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band B (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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