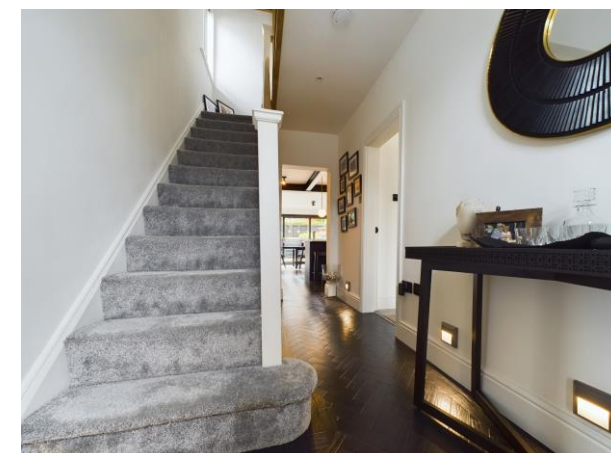




nick tart

27 Henwood Road, Compton, WV6 8PQ



27 Henwood Road, Compton, WV6 8PQ

- Extended detached
- High quality appointments
- Triple glazing to the fore
- Integrated appliances
- 2 Double bedrooms with dressing area
- Shower room
- Landscaped rear garden with separate office
- Driveway to fore

The accommodation in further detail comprises...

Entrance hall which has composite front door, vertical radiator, Karndean flooring, staircase rising to the first floor and doors to...

Understairs WC which has wash hand basin and UPVC double-glazed window with obscure glass to the side and Karndean flooring.

Lounge which enjoys triple-glazed windows to the fore, inset spot lighting and wall mounted radiator.

Kitchen area which has a matching range of wall and base level units with work surfaces over, LOGIK gas oven with five ring hob and extractor fan over, space for an American style fridge/freezer, integrated washing machine, integrated dryer, a separate island unit with breakfast bar offers a sink unit with mixer tap and pop up USB and plug points to charge electronic devices, integrated dishwasher, Karndean flooring, inset spot lighting and a squared opening leads to...

Dining area which enjoys X3 double-glazed Velux windows, X2 wall mounted radiators, Karndean flooring and sliding patio doors with remote controlled electric blinds lead outside.

Landing which has hatch to roof space, inset spot lighting, UPVC double-glazed window with obscure glass to the side with doors to...

Master bedroom which has a triple-glazed window to the fore, wall mounted radiator and a squared opening leads to the...

Dressing area (which has potential to be turned back into a third bedroom) enjoys radiator and triple-glazed window to the fore.

Bedroom which has a wall mounted radiator, UPVC double-glazed window to the rear and inset spot lighting.

Shower room which is entered by sliding rail door and enjoys a walk-in shower cubicle, wall mounted WC, 'his' and 'hers' wash hand basin with mixer tap, wall mounted radiator, UPVC double-glazed window to the side with obscure glass, inset spot lighting, fully tiled flooring and part tiled walls.

Outside the property the landscaped rear garden has a gravelled patio area with steps leading up to a further gravelled patio area with subtle outdoor lighting and further steps beyond lead to a separate single-story **office** which has the benefit of power and light points. Gated access leads you towards to the front of the property which enjoys a gravelled driveway approached via secure electronic gates.

EPC: tbc

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).

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



Also at
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

