



Chapel Cottage

Old Stowheath Lane, Wolverhampton, WV1 2QN

nick tart





Ground Floor



Floor 1



Approximate total area<sup>m</sup>

1385.95 ft<sup>2</sup>

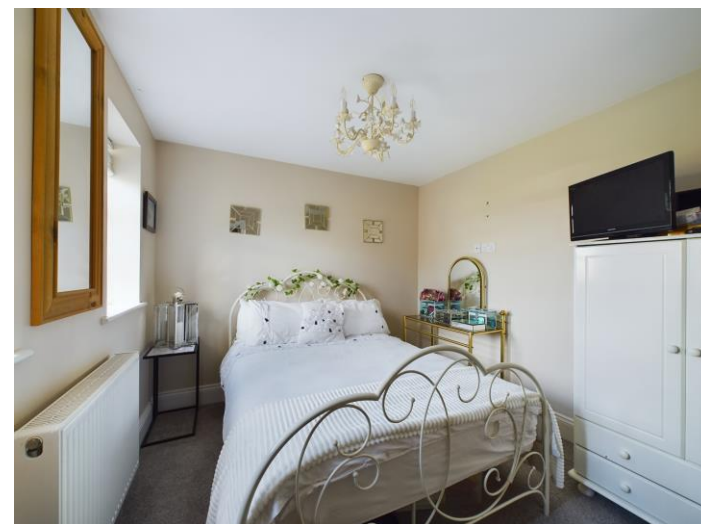
128.76 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## 'Chapel Cottage', Mosely Park Village, Old Stowheath Lane WV1 2QN

- Detached and extended period cottage (1902)
- Underfloor heating downstairs
- Downstairs WC
- Wood burner within the living room
- 4 Double bedrooms
- House bathroom with shower plus en-suite
- Driveway
- Garage store

## The accommodation in further detail comprises...

### Ground floor

**Entrance hall** which has a UPVC double-glazed front door with obscure glass, UPVC double-glazed windows to the front and side respectively, radiator, tiled flooring and staircase rising to the first floor.

**Living room** which has wood flooring, storage cupboard, wood burner with an exposed arched brick back and tiled hearth, UPVC double-glazed window to the fore, X2 radiators, X2 UPVC double-glazed windows to the side and UPVC double-glazed patio doors lead out to the garden.

Double wooden doors open into the...

**Dining kitchen** which has a matching range of wall and base level units with work surfaces over, *Rangemaster* oven with six ring gas hob, integrated fridge, freezer and dishwasher, *Belfast* style sink with mixer tap, inset spot lighting, tiled flooring, vertical radiator, kitchen island with a breakfast bar, storage under and wine cooler, UPVC double-glazed window to the fore, UPVC double-glazed patio doors lead outside whilst an internal door leads to...

**Utility** which has work surface, plumbing for washing machine and space for dryer under, wall mounted gas combination boiler, UPVC double-glazed window to the rear and a further internal door leads to...

**Downstairs WC** which has a radiator, WC, wash hand basin, tiled flooring and UPVC double-glazed window with obscure glass to the rear.

### First floor

**'L' shaped landing** which has a UPVC double-glazed window to the side with obscure glass, radiator, X2 hatch to roof spaces and doors to...

**Bathroom** which has a suite comprising of a free-standing *Victorian style* bath with mixer tap and telephone style head unit over, high flush WC, radiator, wash hand basin, separate shower cubicle, inset spot lighting, tiled flooring, part tiled subway style walls and UPVC double-glazed window with obscure glass to the rear.

**Bedroom** which has a feature fireplace with tiled hearth, radiator, built in wardrobe and X2 UPVC double-glazed windows to the fore.

**Bedroom** which has a radiator and UPVC double-glazed window to the rear.

**Bedroom** which has a radiator and X2 UPVC double-glazed windows to the fore.

**Master bedroom** which has X2 UPVC double-glazed windows to the rear, radiator with an internal door leading to...

**Ensuite** which has a Triton electric shower cubicle, WC, wash hand basin, tiled flooring, radiator and UPVC double-glazed window with obscure glass to the side.

### Outside

The rear garden is laid to lawn with a patio area and garden store. There is an additional garage store which we are advised can be found via shared access along the side of the property and is thought a most useful additional storage space.

To the front of the property is a driveway which allows off road parking.

**EPC** - E43

**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.



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