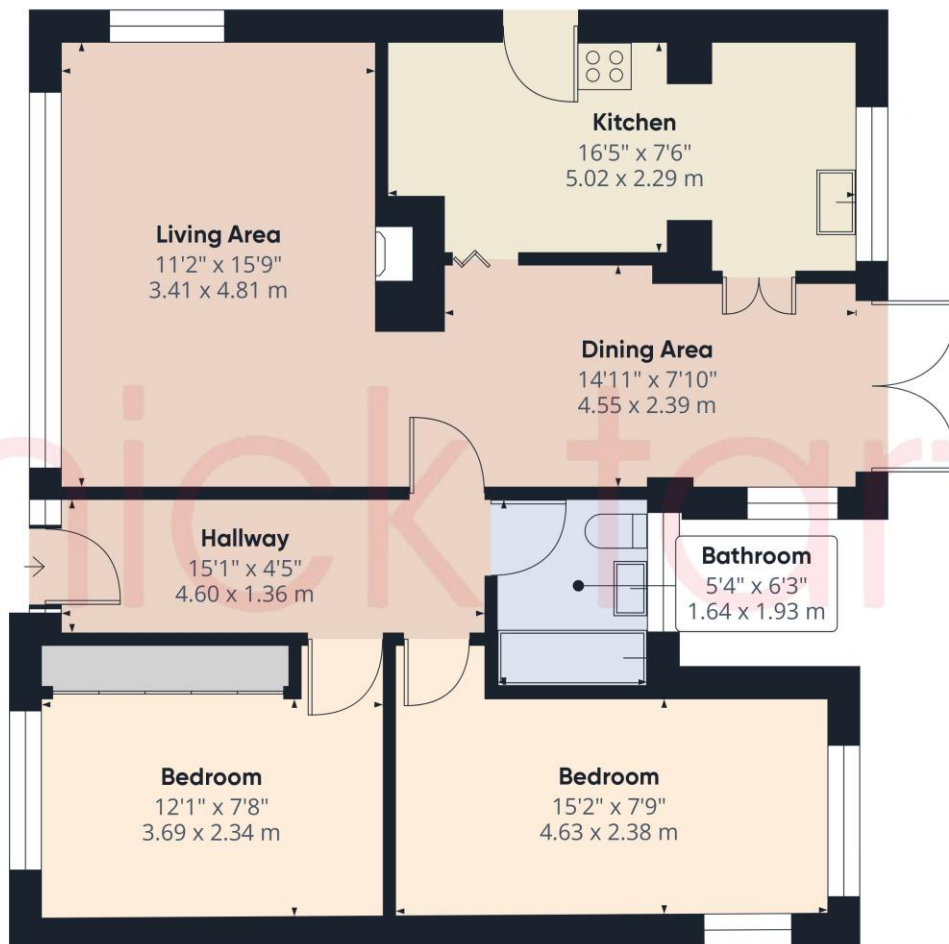




2 Poplars Drive, Codsall, WV8 2BX

nick tart



Approximate total area⁽¹⁾
775.52 ft²
72.05 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Being offered to the market with **no upward chain** this property sits well off one of Wolverhampton's most established roads within the sought after village of Codsall. The area is well served by local shops and has excellent transport links with a regular bus service to surrounding areas and the convenience of Bilbrook train station certainly within walking distance.

- Living area
- Dining area
- Kitchen
- Bathroom
- 2 Bedrooms
- Private rear garden
- 2 Driveways
- Garage store and car port

The accommodation in further detail comprises...

Ground floor

Entrance hall which has UPVC double-glazed front door with obscure glass, radiator, wood effect flooring, hatch to roof space and doors to...

Bedroom which has fitted wardrobes with sliding mirrored doors, radiator and UPVC double-glazed window to the fore.

Bedroom which has hatch to roof space, radiator and UPVC double-glazed windows to the front and the side respectively.

Bathroom which has a suite comprising of panel bath with electric Triton shower unit over, WC, pedestal wash hand basin, UPVC double-glazed window with obscure glass to the rear, fully tiled walls, inset spot lighting and heated towel rail.

'L' shaped living and dining areas...

Living area having a feature fireplace, UPVC double-glazed windows to the front and side respectively and X2 radiators.

Dining area which has wood flooring, radiator, hatch to roof space, UPVC double-glazed window to the side, UPVC double-glazed patio doors lead out to the garden and internal single-glazed doors lead to...

Kitchen which has a matching range of wall and base level units with work surfaces over, integrated washing machine, integrated fridge and freezer, 1 ½ bowl sink unit with mixer tap, built in electric oven, with gas hob and extractor fan over, tiled flooring, part tiled walls, inset spot lighting, radiator, UPVC double-glazed window to the rear and UPVC double-glazed patio style door with obscure glass leads outside.

Outside

Garden which has gated access to the fore, patio area, lawn, brick-built store, timber garden store and gated access to the front of the property where there are two driveways that allow off road parking.

EPC - D57

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band E (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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