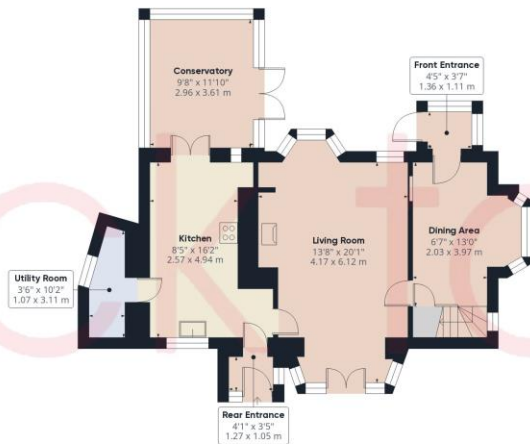




nick tart

The Homestead, Nurton Bank, Pattingham, WV6 7AB



Ground Floor



Floor 1



Approximate total area[®]
1165.29 ft²
108.26 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.

GIRAFFE 360



The Homestead, Pattingham, WV6 7AB

- Front and rear entrances
- Living room with wood burner
- Kitchen with adjacent utility
- Cellar
- 3 Bedrooms
- Bathroom with separate shower cubicle
- Gardens to rear and side
- Driveway

The accommodation in further detail comprises...

Ground floor

UPVC double-glazed porch with wood effect flooring.

Entrance hall / Dining Area which has UPVC double-glazed squared bay window to the side, X2 radiators, staircase rising to the first floor, door to cellar and an internal door to...

Living room which enjoys decorative and supportive beams, wood burner with tiled hearth, X2 radiators, double-glazed window to the fore, UPVC double-glazed patio doors lead out to the garden and an internal door leads to...

Kitchen which has a matching range of wall and base level units with work surfaces over, plumbing for dishwasher, sink unit with mixer tap, wall hung tubed radiator, space for *American* style fridge freezer and a door to...

Conservatory which is of UPVC and double-glazed construction and has wood effect flooring.

Utility cupboard which has plumbing for washing machine with a work surface over and the benefit of a UPVC double-glazed window with obscure glass to the side.

First floor

Landing which has: a range of fitted storage cupboards/wardrobes, radiator, double-glazed window to the rear and doors to...

Bedroom which has UPVC double-glazed windows to the side and front and radiator.

Bedroom which has double-glazed window to the fore and radiator.

Bathroom which has shower cubicle, WC, heated towel rail, pedestal wash hand basin, free standing bath with mixer tap and telephone style head unit over and double-glazed windows with obscure glass to the fore.

Master bedroom which has dual aspect double-glazed windows and X2 radiators,

Outside The property enjoys a rear garden with access to the fore. Adjacent to the rear garden, separated by a wooden gate is a further raised lawn protected by mature trees allowing ample privacy with steps leading down to a driveway.

EPC – TBC

Tenure – we are advised the property is Freehold.

Services – Oil fired central heating. Water. Electric. Sceptic tank.

Council Tax – Band F (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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