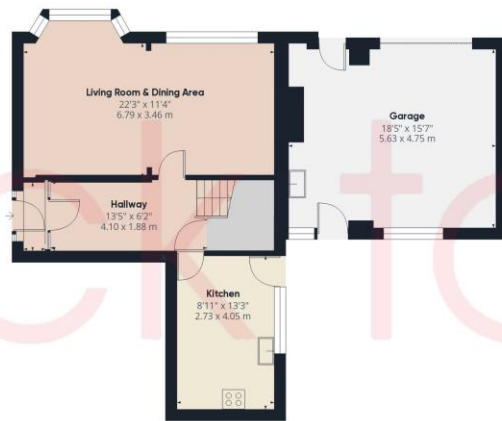




nick tart

196 Windsor Avenue, Penn, Wolverhampton,
WV4 4BP



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1334.4 ft²

123.97 m²

Reduced headroom

5.19 ft²

0.48 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



196 Windsor Avenue Penn Wolverhampton WV4 4BP

- Living room with dining area
- Kitchen
- Three bedrooms
- Bathroom
- Garage
- Courtyard
- Ample driveway
- Commercial shop

Ground floor

Which has an up and over door and a single-entry door to the front/driveway whilst a single-glazed door with obscure glass leads to the courtyard.

Entrance porch leads to the **entrance hall** which has a single-glazed front door with stained glass, engineered wood flooring, radiator, understairs storage cupboard and a staircase rising to the first floor.

Kitchen which has a matching range of wall and base level units with work surfaces over, plumbing for dishwasher, 1½ bowl sink unit with mixer tap, built in electric inset oven and grill, separate four ring gas hob with extractor fan over, wood effect flooring and radiator.

Living room which has a contemporary style electric fire with feature fireplace and marble effect back and hearth, X2 radiators and UPVC double-glazed windows to the fore.

First floor

Landing which has a UPVC double-glazed window to the side with doors to...

Master bedroom which has fitted wardrobes with sliding doors, additional storage units, wash hand basin, dressing table, radiator and UPVC double-glazed window to the fore.

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

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

Bathroom which has a suite comprising of a 'P' shaped panel bath with shower over, a WC, a wash hand basin with mixer tap and vanity unit under, a UPVC double-glazed window with obscure glass to the side, a radiator, part tiled walls and a hatch to roof space.

Outside

Courtyard which has a paved patio area and entry into the kitchen and rear access to the garage.

Garage Approached via an up and over door and a single-entry door to the front/driveway whilst a single-glazed door with obscure glass leads to the courtyard whilst internally offers a circular sink unit with work surface and space for dryer, plumbing for washing machine under and the benefit of power and light points.

Commercial Shop -

We are advised this unit is placed on the same title and offers the new home owners the chance to either potentially work from home or rent out to a local business,

EPC - D63

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band C (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.

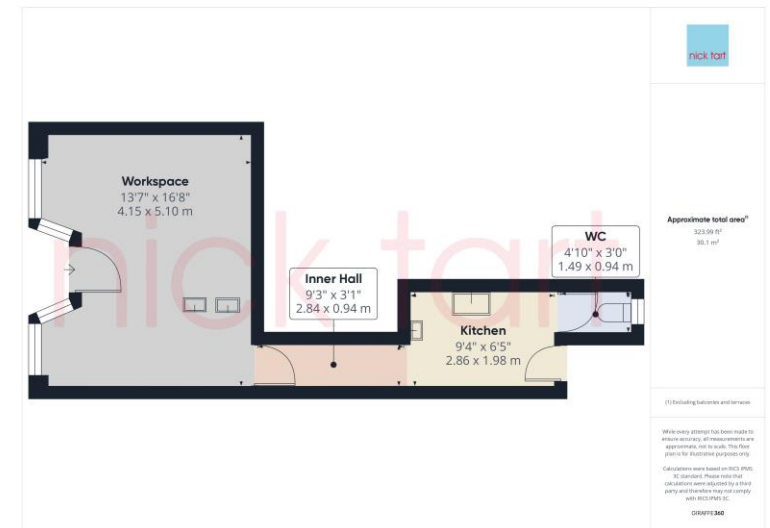
12 Upper Green, Tettenhall, Wolverhampton WV6 8QH

Tel: (01902) 755585

Fax: (01902) 751545

Email: wolverhampton@nicktart.com

www.nicktart.com



Also at

Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

