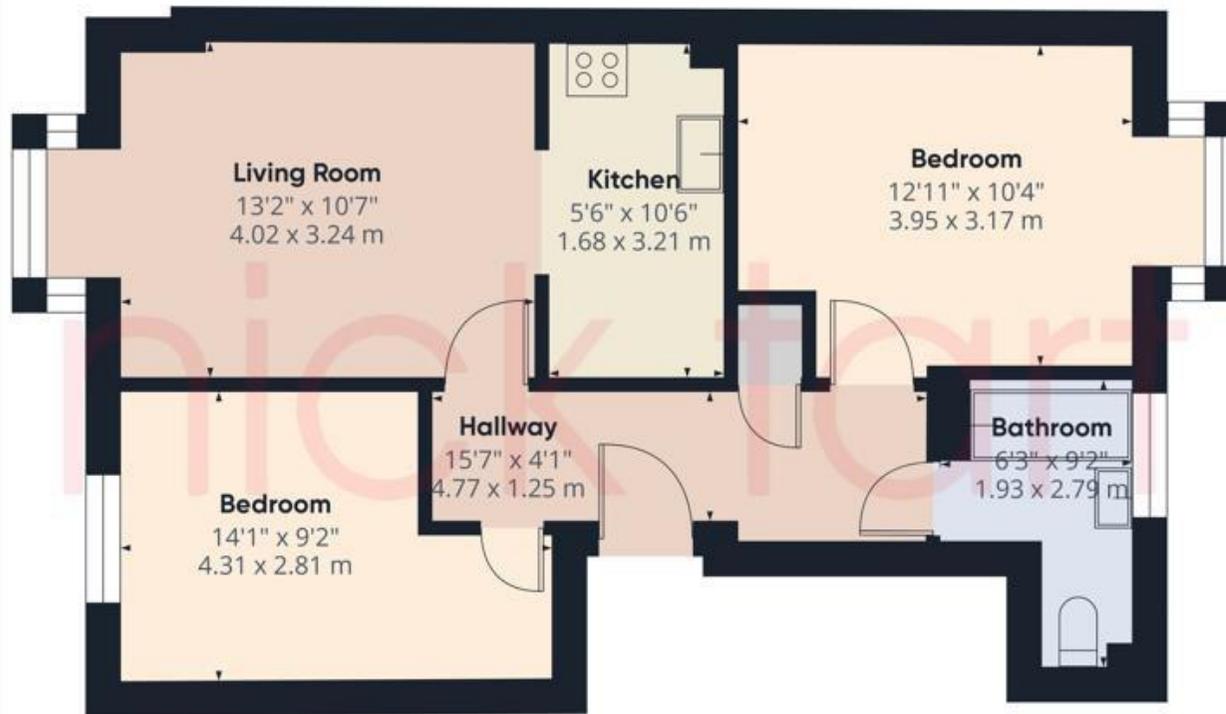




4c Alice Court, Bilston, Wolverhampton, WV14 0BY
£120,000

nick tart



Approximate total area*

581.47 ft²
54.02 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

Occupying a first floor position within this small complex of apartments providing secure gated off road parking this deceptively spacious two double bedroom property provides a practical and versatile layout of living accommodation which in our opinion would be ideal for first time buyers and investors having Bilston town centre only a short distance away providing an excellent range of local amenities.

- Reception lobby
- Entrance hall
- Good size living room
- Kitchen
- Two double bedrooms
- Bathroom with shower
- Secure gated off road parking
- Ideal for first time buyers or investors

www.nicktart.com

The property itself enjoys the benefit of UPVC double-glazing and electric heating and in further detail comprises...

Reception lobby leading to...

First floor landing.

The inner hallway which has an electric wall heater and a hot water cylinder and storage cupboard.

Good size living room which has a walk-in double-glazed bay window, an electric wall heater and an archway to...

Fitted kitchen which has a matching suite of units comprising of stainless-steel single drainer sink unit with a range of cupboards with matching worktops incorporating a built in electric oven and hob with extractor over, plumbing for automatic washing machine and an electric wall heater.

Bedroom one which has a walk-in double-glazed bay window and an electric wall heater.

Bedroom two which has a double-glazed window and an electric wall heater.

Bathroom which has a panel bath with a shower, pedestal wash hand basin, close coupled WC, double-glazed window and electric wall heater.

There is pedestrian access to the property together with **gated secure off-road parking**.

EPC – C69

Tenure – we are advised the property is Leasehold

Services – we are advised all mains services are connected.

Council Tax – Band A (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.

