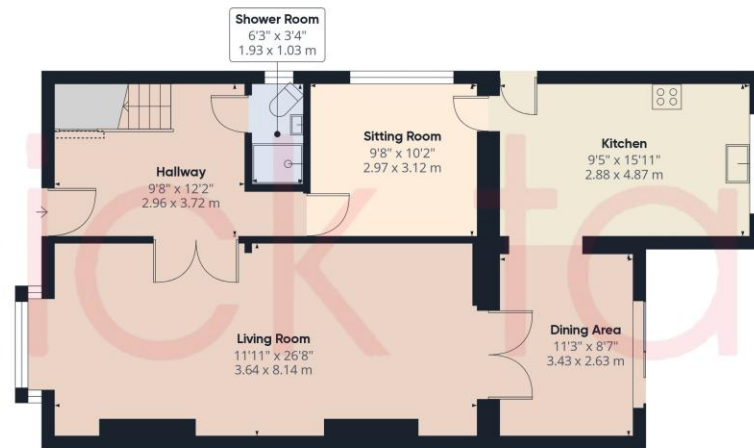


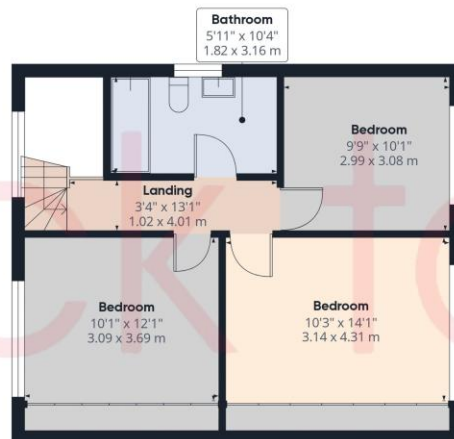


46 Copthorne Road, Penn Fields, WV3 0AB





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1351.08 ft<sup>2</sup>  
125.52 m<sup>2</sup>

**Reduced headroom**

1.35 ft<sup>2</sup>  
0.13 m<sup>2</sup>

(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



- Highly energy efficient
- Underfloor heating downstairs
- Downstairs shower room and WC
- Kitchen & dining area
- 2 Reception rooms
- 3 Bedrooms
- House bathroom
- Driveway

### **Ground floor**

**Entrance porch** leading to...

**Entrance hall** houses a 13.5KW Tesla battery which provides storage and back up to the property. This is linked to a 4.2 KW solar panel system. In addition there is tiled flooring, a staircase rising to the first floor, understairs storage cupboard, inset spot lighting and doors to...

**Downstairs shower room** which has a shower area, a wash hand basin with a vanity unit under, a WC, fully tiled walls, tiled flooring and a UPVC double-glazed window with obscure glass to the side.

**Living room** which enjoys X2 feature fireplaces both having marble effect back and hearths with inset gas fires, inset ceiling entertainment speakers which continue into the main front wall, a UPVC double-glazed square bay window to the fore and a UPVC double-glazed patio style internal doors lead to...

**'L' shaped kitchen and dining area** with the dining area having a Velux double-glazed window, inset spot lighting, tiled flooring, UPVC double-glazed patio doors lead outside whilst a squared opening leads to the kitchen area which has a matching range of wall and base level units with work surfaces over, an integrated dishwasher, plumbing for a washing machine, space for a dryer, 1 ½ bowl sink unit with an extendable mixer tap, X2 double-glazed Velux windows, UPVC double-glazed windows to the rear, integrated electric oven and hob with microwave over, separate four ring gas hob with extractor fan over, space for an American style fridge freezer, tiled flooring, UPVC double-glazed window with obscure glass to the side and an internal door leading to...

**Sitting room** which has tiled flooring, a UPVC double-glazed window with obscure glass to the side.

### **First floor**

**Landing** which has a single-glazed port window with stained glass, a UPVC double-glazed window to the fore, a radiator, laminate wood effect flooring, a hatch to roof space and doors to...

**Bathroom** which has a suite comprising of a 'P' shaped bath with a shower over, a vertical radiator, a WC, a wash hand basin with a vanity unit under, a wall hung vanity unit with storage either side, fully tiled walls, wood effect flooring, and a UPVC double-glazed window with obscure glass to the side.

**Bedroom** which has fitted wardrobes with mirrored doors, matching overhead storage, a dressing table, a radiator, laminate flooring and a UPVC double-glazed window to the rear.

**Bedroom** which has fitted wardrobes with mirrored doors, matching overhead storage, a dressing table, laminate flooring, a radiator and a UPVC double-glazed window to the rear.

**Bedroom** which has fitted wardrobes with mirrored doors and matching overhead storage, laminate flooring, a radiator and a UPVC double-glazed window to the fore.

### **Outside**

There is a low maintenance rear garden with steps down leading to a patio area and a detached garage store.

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

### **EPC – B89**

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected including solar panels. The property consists of 2 EV chargers - Indra EV charger located to the front of the property on the drive which is linked to the Solar PV system, and a second independent EV charger located at the side of the property by Alfen.

**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.



