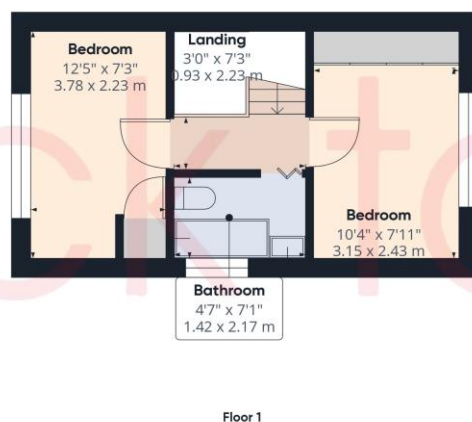
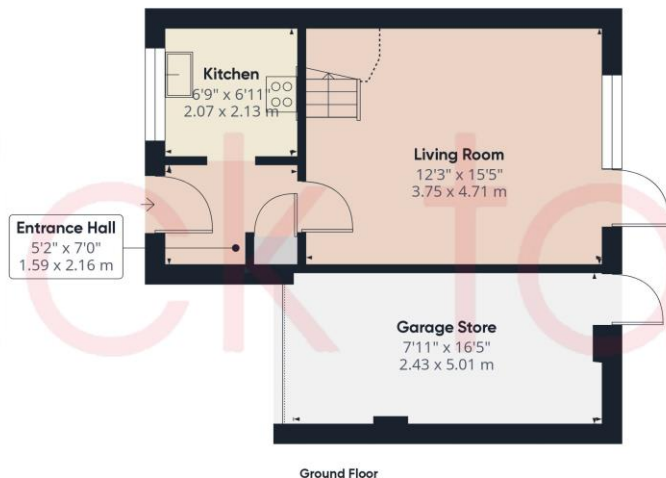




6 Weyhill Close, Pendeford, WV9 5RA

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Approximate total area⁽¹⁾

657.36 ft²
61.07 m²

Reduced headroom

16.02 ft²
1.49 m²

(1) Excluding balconies and terraces

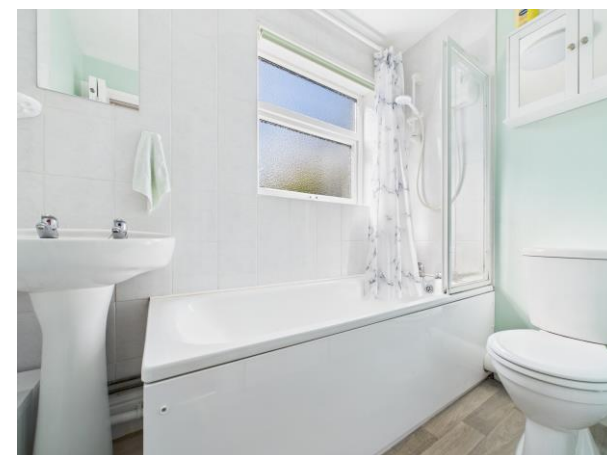
Reduced headroom

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.

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6 Weyhill Close, Pendeford, WV9 5RA

- Entrance hall
- Living room
- Kitchen
- Bathroom
- 2 Double bedrooms
- Pleasant rear garden
- Driveway
- Garage store

Ground floor

Entrance hall which has a UPVC front door with obscured glass, a storage cupboard and an archway leading to the...

Kitchen which contains a matching range of wall and base level units with work surfaces over, plumbing ready for a washing machine and space for a fridge freezer, an integrated electric oven as well as a separate four ring gas hob, a sink unit with a mixer tap and UPVC double-glazed windows to the fore.

Living room features a fireplace, spiral staircase to first floor, a radiator and a UPVC double glazed patio door and windows which lead to the rear of the property.

First floor

Landing with doors to...

Bedroom with fitted wardrobe and a radiator with UPVC double glazed windows to the rear.

Bathroom which has a white suite comprising of a panel bath with an electric triton shower unit over, a WC, a pedestal wash hand basin, a heating towel rail, wood effect vinyl flooring and UPVC double-glazed windows to the side with obscure glass.

Bedroom contains a storage cupboard housing the gas combination boiler (Vaillant), a radiator and UPVC double-glazed window to the fore.

Outside

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

Garden has a paved patio area, lawn, a timber garden store, rear access to the garage and gated access to the fore.

EPC - C71

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band B (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.

