



80 Limes Road, Tettenhall, WV6 8RB



80 Limes Road, Tettenhall, Wolverhampton, WV6 8RB

- Living room
- Wood burner
- Breakfast kitchen
- Bi foldable patio doors
- 3 Bedrooms
- House bathroom
- Office / Nursery
- Pleasant garden & driveway

Ground floor

Entrance hall which has a staircase rising to the first floor, a radiator, access to the cellar currently used for storage and doors to...

Downstairs WC which has tile effect flooring, WC, and a wash hand basin with mixer tap and a vanity unit under.

Breakfast kitchen which has a matching range of wall and base level units with work surfaces over, a gas cooker point with extractor fan over, 1 ½ bowl sink unit with mixer tap, wood effect flooring, inset spot lighting, a vertical radiator, UPVC wood effect sash windows and UPVC double glazed bi-foldable doors that lead out to the garden.

Living room which has timber frame single-glazed windows to front and side respectively, a radiator and a wood burner with feature fireplace.

First floor

Landing which has a staircase rising to the second floor, UPVC wood effect sash windows, storage cupboard housing the gas combination boiler, a laundry cupboard with plumbing for a washing machine and UPVC double-glazed wood effect port style window to the side.

Bedroom which has a radiator and UPVC wood effect sash windows.

Bathroom which has under floor heating, UPVC wood effect sash windows, a suite comprising of a 'P' shaped panel bath with shower over, a heated towel rail, WC and a wall hung two draw vanity unit with mixer tap over, tiled flooring and part tiled subway style walls.

Bedroom which has a radiator and UPVC wood effect sash windows.

Second floor

Master bedroom which has inset spot lighting, UPVC wood effect sash windows, hatch to roof space, a radiator and a small dressing area with an internal door to...

Office/Nursery which has UPVC double glazed windows, a radiator and a built-in wardrobe.

Outside

Garden has a paved patio area, lawn and gated access to front.

EPC - TBC

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.

