



49 Ash Grove, Albrighton, Wolverhampton, WV7 3QV

nick tart





Ground Floor



Floor 1



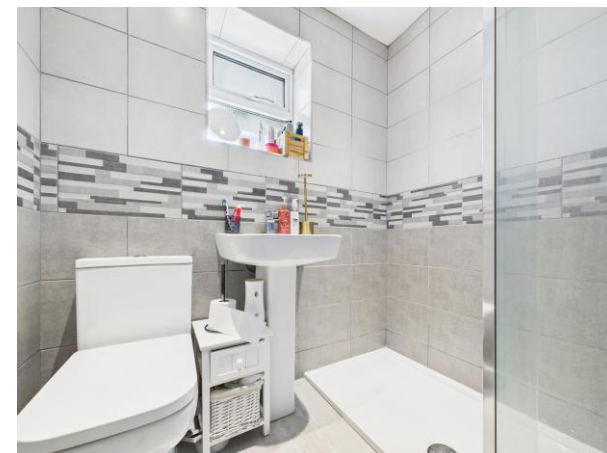
**Approximate total area\***  
662.3 ft<sup>2</sup>  
61.53 m<sup>2</sup>

(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



## 49 Ash Grove, Albrighton, WV7 3QU

- Entrance hall
- Living room
- Breakfast kitchen
- 2 Bedrooms
- Shower room
- Private rear garden
- Village location
- EPC C73

## **Ground floor**

**Entrance Hall** which has a UPVC front door, staircase rising to first floor and doors too...

**Living room** which has UPVC double glazed windows to the fore and a radiator.

**Breakfast kitchen** which has a matching range of wall and base units with work surface over, sink unit with mixer tap, an integrated dish washer, a built-in washing machine, integrated electric oven and hob with extractor fan over, wood effect flooring, understairs storage cupboard, radiator, inset spot lighting and UPVC double glazed patio doors and window to the rear.

**Landing** which has a built-in storage cupboard and doors too...

**Bedroom** which has a radiator, UPVC double glaze windows to the fore and hatch to roof space.

**Bedroom** which has a storage cupboard that houses a gas combination boiler, radiator and UPVC double glazed windows to the rear.

**Shower room** which has a walk-in shower cubicle, pedestal wash hand basin with mixer taps, WC, wall mounted heated towel rail, wood effect flooring, fully tiled walls and UPVC double glaze obscure glass to rear.

## **Outside**

**Garden** which has a small paved patio area, lawn, pleasant flower and shrubbery borders and gated access to fore.

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

**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.



