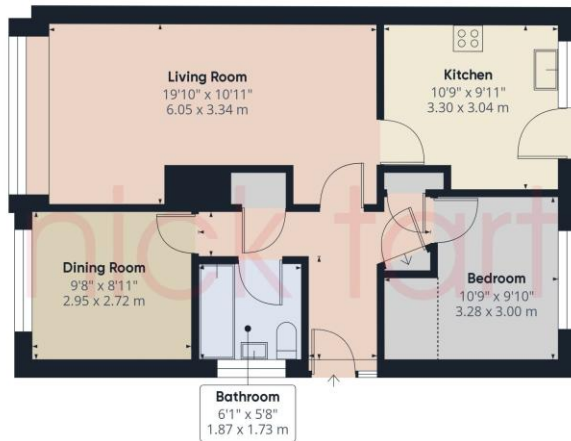




8 Norton Close, Penn, Wolverhampton, WV4 4SL





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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

993.32 ft<sup>2</sup>

92.28 m<sup>2</sup>

**Reduced headroom**

94.49 ft<sup>2</sup>

8.78 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 are based on RICS IPMS 3C standard.

GIRAFFE 360



## 8 Norton Close, Penn, WV4 4SL

- Entrance hall
- Living room
- Dining room
- Kitchen
- Bathroom
- 2 Bedrooms
- Driveway & Garage
- Enclosed rear garden

### Ground floor

**Entrance hall** which is approached via the side of the property and offers a composite style front door with detailed glass, radiator, stairs to the second floor, storage cupboards x2 and doors too...

**Dining room** which has a radiator and UPVC double glaze windows to the fore.

**Bathroom suite** comprising of panel bath with electric *Triton* shower unit over, a WC, wash hand basin with mixer tap and vanity unit under, heated towel rail, fully tiled wall, inset spot lighting, tiled effect vinyl flooring, UPVC double glazed window with obscure glass to the side.

**Bedroom** which has a radiator and UPVC double glazed windows to the rear.

**Living room** which has an electric fire with feature wood surround, radiator and UPVC double glazed windows to the fore.

**Kitchen** which has a matching range of wall and base units with work surfaces over, an integrated dishwasher, fridge freezer and plumbing for washing machine, 1 ½ bowl sink unit with mixer tap, gas cooker point with extractor fan over, inset spot lighting, radiator and UPVC double glazed door and window to the rear.

### First floor

**Master bedroom** enjoys characteristic supportive beams, wall mounted electric heater, eaves storage and double glazed Velux style windows x2.

### Outside

To the front of the property is a driveway that allows for off road parking with a pleasant fore **garden** adjacent.

The rear has a paved patio area with steps leading up to a lawn, surrounded by pleasant flower and shrub borders.

### **EPC – D59**

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

**Services** – we are advised all mains services are connected.

**Council Tax** – Band D (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.



