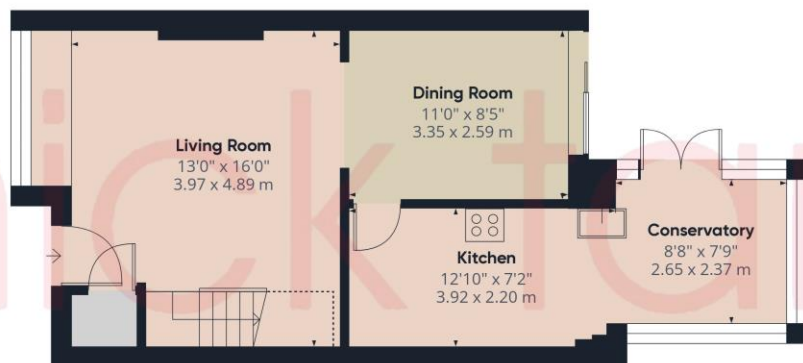




nick tart

7 Calcot Drive, Aldersley, Wolverhampton, WV9 8HH



Ground Floor



Floor 1



Approximate total area¹⁾

843.99 ft²
78.41 m²

Reduced headroom

14.84 ft²
1.38 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 are based on RICS IPMS 3C standard.

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- Living Room
- Dining Room
- Kitchen
- Conservatory
- 3 Bedrooms
- Bathroom
- Pleasant rear garden
- Driveway

Ground floor

Living Room entered via a composite style front door, storage cupboard, a gas fire with feature wood surrounding, staircase rising to the first floor, wood flooring, radiator and a squared archway leading to...

Dining room which has wood flooring, a radiator and UPVC double glazed sliding patio doors leading outside.

Kitchen which has a matching range of wall and base units with work surface over, plumbing for a washing machine, space for a dryer, circular sink unit with mixer tap, radiator, wood effect flooring and an opening leading to...

Conservatory which is brick and UPVC construction, with the benefit of wood effect flooring and radiator.

First floor

Landing which has a hatch to roof space, radiator and doors too...

Bathroom which has a white suite comprising of a sunken jacuzzi bath with shower over, wall hung vanity unit with sink and mixer tap over, WC, heated towel rail, tiled flooring, fully tiled subway walls, inset spot lighting and UPVC double glazed window with obscure glass to the rear.

Bedroom which has a radiator, UPVC double glazed to the rear.

Bedroom which has a radiator, UPVC double glazed to the fore.

Bedroom which has a radiator, UPVC double glazed to the fore and a storage cupboard housing a gas combination boiler.

Outside

To the rear is a paved patio area with steps down, leading to a low maintenance garden, surrounded by pleasant flower and shrub borders and gated access to the front.

EPC – D65

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.

