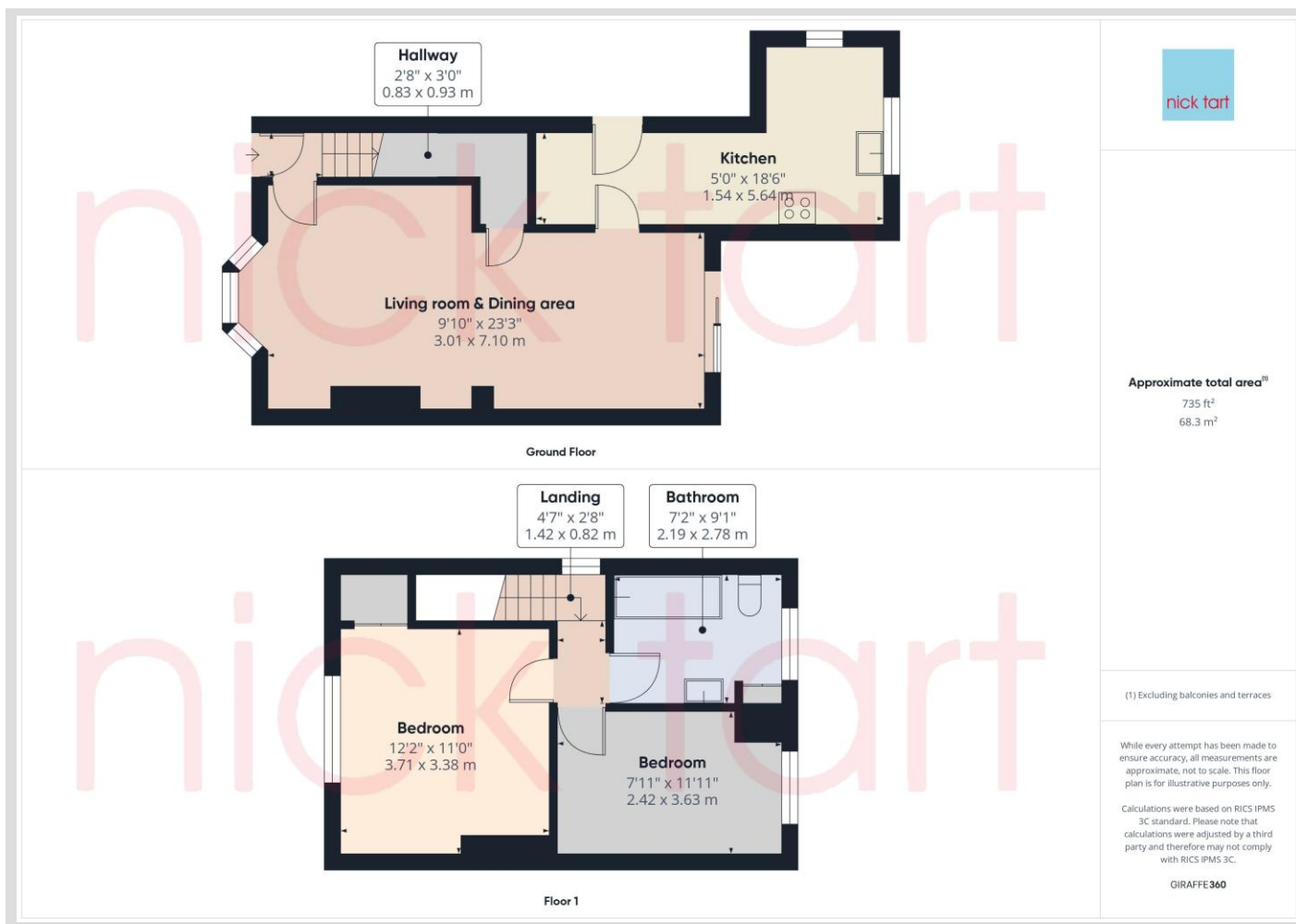




*5 Homefield Drive, Codsall, Wolverhampton, WV8 1JN*



## 5 Homefield Drive, Codsall, Wolverhampton, WV8 1JN

- Hallway
- Living Room
- Dining area
- Kitchen
- Private rear garden
- 2 bedrooms
- Bathroom
- Driveway

### **Ground floor**

**Entrance hall** which has a composite style front door with obscure glass, radiator, staircase rising to first floor and door too...

**Living Room** which offers a feature fireplace, squared bay UPVC double glazed window to the fore, radiators x2 and an opening too...

**Dining Area** which has an understairs storage cupboard, radiator and UPVC sliding patio doors that lead outside.

**Kitchen** which has a matching range of wall and base units with work surface over, a wall mounted gas combination boiler, plumbing for a washing machine, space for a dryer, a sink unit with mixer tap, a gas cooker point with extractor fan over, wood effect flooring, radiator, UPVC double glazed windows to the rear and the side respectively and a UPVC double glazed door leads to the side.

### **First floor**

**Landing** which has a hatch to roof space, UPVC double glazed window with obscure glass to the side and doors to...

**Bathroom** which has a suite comprising of p shaped bath with shower over, wash hand basin with mixer tap and vanity under, additional storage cupboard, WC, radiator, UPVC double glazed window with obscure glass to the rear.

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

**Bedroom** which has a built-in wardrobe, radiator and UPVC double glazed windows to the fore.

### **Outside**

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

To the rear of the property is a paved patio area, a lawn, flower and shrub borders, a timber garden store and access to the front.

### **EPC - TBC**

**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.

