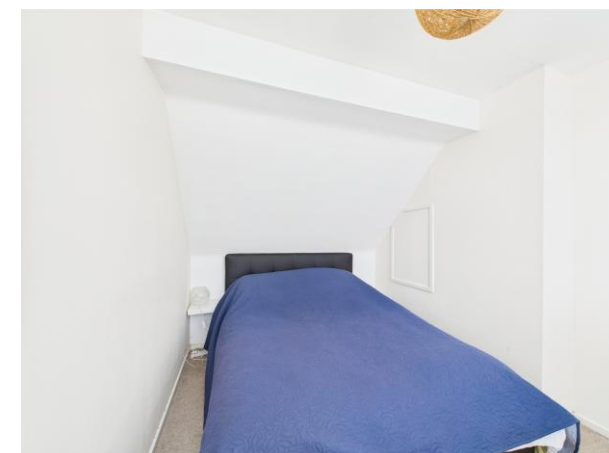




29 Belvedere Gardens, Wolverhampton, WV6 9QL





## 29 Belvedere Gardens, Wolverhampton, WV6 9QL

- Living room
- Breakfast kitchen
- Sunroom
- Downstairs WC
- 5 Bedrooms
- Bathroom
- Driveway
- Rear garden

### Ground floor

**Entrance hall** which has UPVC front door with obscure glass and is approached via brick and UPVC porch, a radiator, downstairs WC and doors too...

**Living room** which has feature brick effect fireplace with gas fire, radiator, UPVC double glazed windows to fore whilst UPVC patio doors lead to...

**Sunroom** which is of timber construction, attached to the main house and enjoys a skylight, wood effect flooring and has the benefit of power and light points.

**Breakfast kitchen consists of –**

**Dining area** which has wood effect flooring, radiator, UPVC double glazed window to side and leads to...

**Kitchen area** which has a matching range of wall and base units with work surface over, an integrated fridge freezer, plumbing for a washing machine, 1 ½ bowl sink with mixer tap, gas cooker point with extractor fan over, tile flooring, UPVC double glazed window to the rear and UPVC double glazed door leads to the side.

### First floor

**Landing** which has understairs storage cupboard, radiator, staircase rising to the second floor, storage cupboard housing the BAXI gas combination boiler and doors too...

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

**Bedroom** which has built in wardrobes, radiator and UPVC double glazed windows to the rear.

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

### Second Floor

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

**Bedroom** which has a pedestal wash and hand basin, radiator and UPVC double glazed windows to the rear and side.

### Outside

To the rear of the property is a block paved patio area, secured gated access to the fore, lawn and timber garden store.

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

**EPC – D65**

**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.



