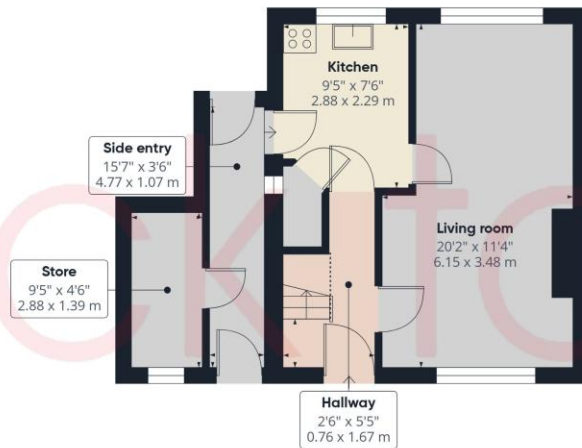




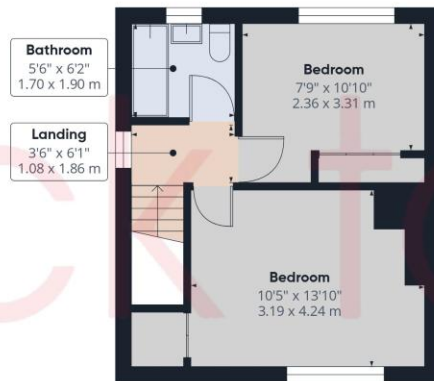
*25 Linthouse Lane, Wednesfield, WV11 3ED*

nick tart





Ground Floor



Floor 1



**Approximate total area<sup>iii</sup>**

742 ft<sup>2</sup>  
68.9 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>  
1 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## 25 Linthouse Lane, Wednesfield, WV11 3ED

- Living room
- Kitchen
- 2 Bedrooms
- Side entry with store
- Front & rear gardens
- Bathroom

### Ground floor

**Entrance porch** which is UPVC double glazed and leads to...

**Entrance hall** which has a single glazed front door with obscure glass, staircase rising to the first floor and door too...

**Living room** which has a feature fireplace, radiator, and UPVC double glaze windows to the front and rear respectively.

**Kitchen** which has a matching range of wall and base units with work surface over, a walk in storage cupboard, space for a fridge freezer, plumbing for a washing machine, sink unit with mixer tap, a gas cooker point, a wall mounted gas combination boiler, UPVC double glaze windows to the rear and a single glaze door which leads to...

**Side entry** which has a storage cupboard and entrance to the front and the rear of the property.

### First floor

**Landing** which has hatch to roof space, UPVC double glaze window to the side and doors to...

**Bathroom** which has a colored suite comprising of panel bath, pedestal wash hand basin, WC, radiator, part tile walls and UPVC double glaze window to the rear.

**Bedroom** which has a fitted wardrobe with matching dressing table, radiator and UPVC double glaze windows to the rear.

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

### Outside

To the rear of the property is a **garden** which is laid to lawn with flower and shrub borders surrounding.

### EPC - TBC

**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.



