

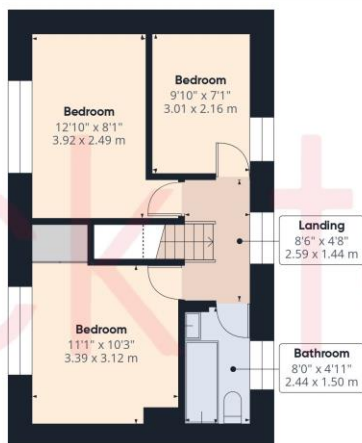


nick tart

53 Woodhouse Road North, Wolverhampton WV6 8JD



Ground Floor



Floor 1



Approximate total area⁽¹⁾
845 ft²
78.5 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.

GIRAFFE360



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- Living room
- Conservatory
- Kitchen
- Downstairs WC
- 3 Bedrooms
- Bathroom
- Rear garden
- Sought after location

Ground floor

Entrance hall which has a single glazed timber framed front door with obscure glass, wood effect flooring and doors too...

Downstairs WC which has a *Victorian* style WC, wash hand basin, radiator, fully tiled walls, wood effect flooring and a single glazed window with obscure glass to the fore.

Kitchen which has a matching range of wall and base units with work surface over, a built-in electric oven with electric hob and extractor fan over, plumbing for a washing machine, *Belfast* style sink unit with mixer tap, storage cupboards x2, tiled flooring, UPVC double glazed window and door lead outside.

Living room has a feature fireplace with tiled hearth, radiator, wood effect flooring, single glazed bay window to the fore and internal double doors lead too...

Conservatory which is of brick and UPVC construction and allows further access to the garden.

First floor

Landing which has hatch to roof space, UPVC double glazed window to the rear and doors too...

Bedroom which has wood effect flooring, radiator and UPVC double glazed windows to the rear.

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

Bathroom which has a suite comprising of panel bath with shower attachment over, WC, heated towel rail, pedestal wash hand basin with mixer tap over, wood effect flooring, part tiled walls and UPVC double glazed window with obscure glass to the rear.

Bedroom which has a built-in wardrobe housing the gas boiler, radiator, wood effect flooring and UPVC double glazed windows to the fore.

Outside

The rear of the property is laid to lawn with pleasant flower and shrub borders surrounding, paved patio area, timber garden store, and gated access to the front.

EPC – D64

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.

