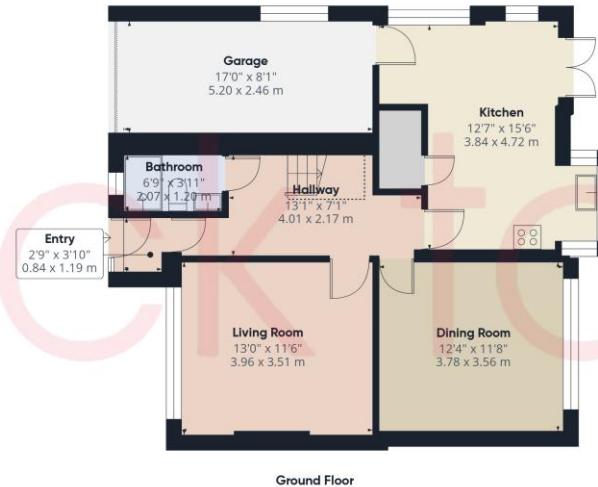




nick tart

216 Henwood Road, Tettenhall, WV6 8NZ



nick tart

Approximate total area⁽¹⁾

1212 ft²
112.5 m²

Reduced headroom
15 ft²
1.4 m²

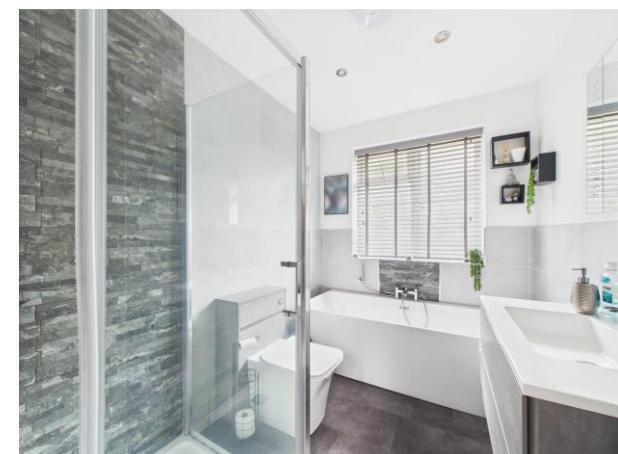
(1) Excluding balconies and terraces

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



Set back from the road and with a lovely wooded aspect and access onto Smestow Valley Local Nature Reserve from the rear this much improved detached family home is situated in a favourable location and provides a range of quality fitments and appointments throughout and yet there is further provision to extend the property with planning permission granted for a first floor bedroom ensuite over the garage which could prove ideal for those discerning buyers looking to acquire a property that they can re-style to their own requirements.

- Reception porch
- Entrance hall
- Downstairs shower room
- Sitting room
- Separate dining room
- Fully equipped breakfast kitchen & utility area
- Three first floor bedrooms
- Quality bathroom suite with separate shower cubicle
- Off road parking & separate garage
- Private & mature rear garden

The property itself is conveniently situated between Compton and Tettenhall villages with their excellent range of amenities including local shops, schools and public transport services providing access into Wolverhampton City Centre and beyond.

Ground floor

Reception porch with laminate flooring, an entrance hall with contemporary vertical radiator with mirror, laminate flooring and understairs recess.

A good-sized shower room which has a double width shower cubicle, a vanity unit, a low flush WC, and tiled walls and flooring.

Front facing sitting room which has a feature contemporary fireplace with an electric fire, a feature brick slip tiled chimney breast, double-glazed window and radiator.

Good sized separate dining room with a radiator, double-glazed window and laminate flooring.

Undoubtedly one of the features of this property is the **open plan breakfast kitchen** which has a matching suite of units comprising of a composite style sink unit with a range of cupboards with matching worktops incorporating a range cooker recess with AEG extractor over and tiled splash backs, 2 contemporary vertical radiators, a fitted breakfast bar with a solid wood worktop, an integrated dishwasher, a large pantry store, integrated fridge and freezer, integrated washer dryer, ceramic tiled flooring and access into the garage.

Stairs lead from the entrance hall which has glass balustrading to...

First floor

Landing which has loft access.

Bedroom one which has a radiator, double-glazed window and a range of fitted wardrobes.

Bedroom two which has laminate flooring and a double-glazed window.

Bedroom three which has fitted wardrobes, a double-glazed window and laminate flooring.

Good sized family bathroom which has a bath and separate shower spray, chrome furniture, a good-sized shower cubicle, a vanity unit, a mirrored bathroom cabinet with lighting, a double-glazed window and a radiator.

Outside

The property enjoys **off road parking** leading to an **attached garage** which houses the Worcester Bosch gas central heating boiler.

Undoubtedly one of the most appealing features of the property is the private and mature rear garden with wooded aspect, patio to lawn with a variety of shrubs and trees and direct access to the Smestow Local Nature Reserve with its lovely walks and meandering pathways.

Planning reference - 25/00039/FUL for a side first floor extension.

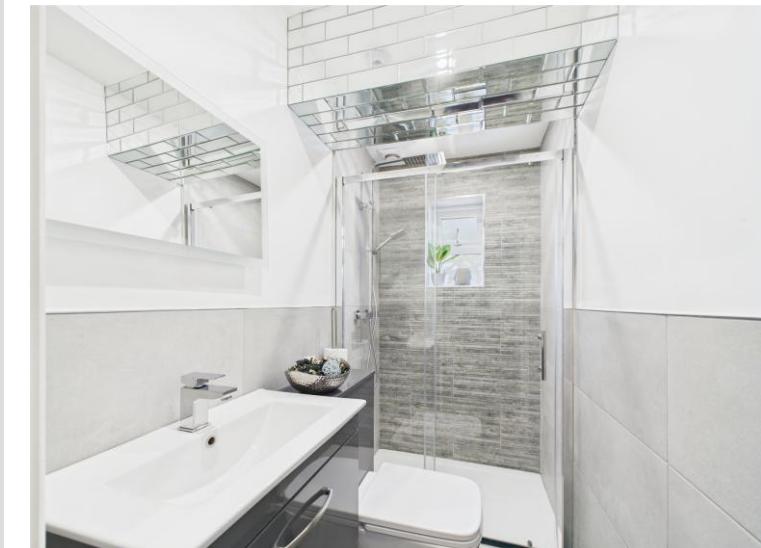
EPC - D55

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band D (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.

