

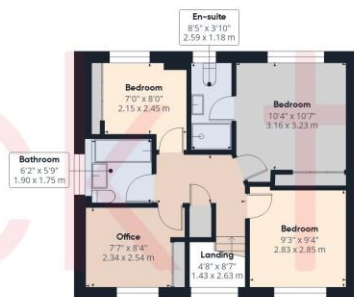


nick tart

2 Greenacre Drive, Codsall, Wolverhampton, WV8 2JA



Ground Floor



Floor 1



Approximate total area¹⁾
1605 ft²
149.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



2 Greenacre Drive, Codsall, WV8 2JA

- Living room
- Sitting room
- Conservatory
- Kitchen
- Utility with adjacent shower room
- 5 Bedrooms
- House bathroom
- Driveway & rear garden

Ground floor

Entrance hall which has UPVC double glazed front door with obscure glass, understairs storage cupboard, radiator, wood effect flooring and staircase rising to the first floor and door to...

Cloakroom which has WC, radiator, wash hand basin with vanity unit under, wood effect flooring, UPVC double glazed window with obscure glass to the fore.

Kitchen which has a matching range of wall and base units with work surface over, sink unit with mixer tap, built in oven with electric hob and extractor fan over, radiator, tile effect flooring, UPVC double glazed windows to the rear and internal door to...

Utility which has work surfaces with storage and plumbing for dishwasher under, sink unit with mixer tap, space for dryer, plumbing for washing machine, a wall mounted gas boiler, UPVC double glazed windows and door with obscure glass that leads outside and an internal door that leads to...

Downstairs bedroom which has UPVC double glazed windows to the fore, radiator and wood effect flooring.

Shower room which has a walk-in shower cubicle, wash hand basin with mixer tap and vanity unit under, WC, wall mounted heated towel rail, tiled flooring and UPVC double glazed window with obscure glass to the rear.

Sitting room which has UPVC double glazed windows to the fore, a radiator and wood effect flooring.

Living room which has a wood burner, radiator, wood effect flooring, timber frame window and a sliding patio door to...

Conservatory which is of brick and UPVC construction and has the benefit of tiled flooring and ceiling fan light.

First floor

Landing which has UPVC double glazed windows to the fore, hatch to roof space, a storage cupboard housing the hot water cylinder and doors to...

Master bedroom which has fitted wardrobes with matching dressing table and further storage, wood effect flooring, a radiator, UPVC double glazed windows to the rear and an internal door to...

Ensuite which has a shower cubicle, wash hand basin with mixer tap and vanity unit under, a radiator, WC, fully tiled walls and UPVC double glazed windows with obscure glass to the rear.

Bedroom which has wood effect flooring, fitted wardrobe, a radiator and UPVC double glazed windows to the fore.

Bedroom which has a built-in wardrobe, a radiator, further storage units, wood effect flooring and UPVC double glazed windows to the fore.

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

House bathroom which has a suite comprising of panel bath with shower unit over, pedestal wash hand basin, WC, a radiator, wood effect flooring, fully tiled walls, inset spot lighting and UPVC double glazed windows with obscure glass to the side.

Outside

To the rear of the property is a paved patio area, lawn surrounded by pleasant flower and shrub borders, timber garden store and gated access to the fore.

To the front of the property is a driveway that allows for off road parking accompanied by a useful **garage store**.

EPC - TBC

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band E (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.

