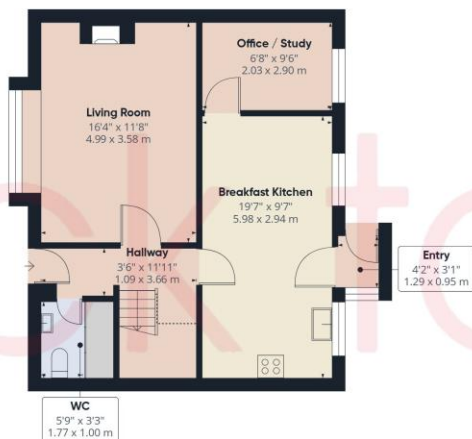


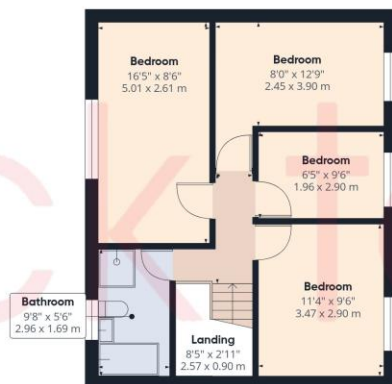


26 Catisfield Crescent, Pendeford, Wolverhampton, WV8
1XQ

nick tart



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1082 ft²

100.5 m²

Reduced headroom

31 ft²

2.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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Catisfield Crescent, Pendeford, WV8 1XQ

- Living room
- Downstairs WC
- Breakfast kitchen
- Office / Study
- 4 Bedrooms
- Bathroom with shower cubicle
- Private rear garden
- Driveway

Ground floor

Entrance hall which has UPVC double glazed front door with obscure glass, radiator, tiled flooring, staircase rising to the first floor and door to...

Cloakroom which has a WC, wash hand basin with mixer tap, tiled flooring and integrated storage cupboard.

Living room which has a feature fireplace with contemporary style gas fire with marble effect back and hearth, a radiator and UPVC double glazed windows to the fore.

Dining & Kitchen area (Breakfast kitchen) which has a matching range of wall and base level units with work surfaces over, plumbing for washing machine, an integrated slim line dishwasher, built-in oven with inset microwave over, separate five ring gas hob with extractor fan over, radiator, tiled flooring and UPVC double glazed windows to the rear x2.

Office / Study which has a radiator, tiled flooring and UPVC double glazed windows to the rear.

First floor

Landing which has a hatch to roof space, inset spot lighting and doors too...

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

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

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

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

Bathroom which has a suite comprising of circular sunken jacuzzi bath with mixer tap and shower attachment, shower cubicle, pedestal wash hand basin with mixer tap, WC, fully tiled walls, tiled flooring, heated towel rail, inset spot lighting and UPVC double glazed windows with obscure glass to the fore.

Outside

To the rear of the property is a **garden** which has a paved patio area, lawn with pleasant flower and shrub borders and gated access to the fore.

To the front of the property is a **driveway** that allows ample off-road parking.

EPC – TBC

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.

