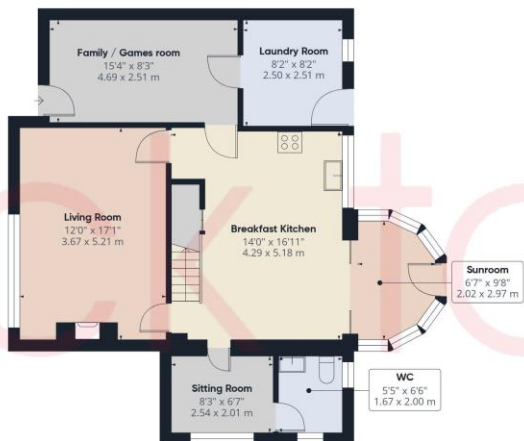


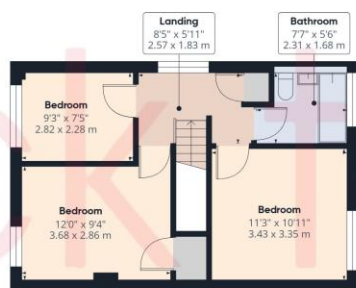


nick tart

**69 Woodfield Heights, Tettenhall, Wolverhampton,
WV6 8PT**



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1205 ft²
111.9 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.

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Woodfield Heights, Tettenhall, WV6 8PT

- Living room
- Breakfast kitchen
- Sitting room
- Sun room
- Family / Games room
- 3 Bedrooms
- Bathroom
- Private rear garden

Ground floor

Family / Games room is entered via a UPVC double glazed front door with obscure glass and has laminate flooring internal door to...

Laundry room which has work surfaces, plumbing for a washing machine, space for a dryer, wood effect flooring and UPVC window and door leading into the garden.

Living room which has an exposed brick chimney breast with feature fireplace, gas point (capped) with a tiled hearth, radiator and UPVC double glazed windows to the fore.

Sitting room which has a radiator, UPVC double glazed windows to the side and doors to...

Downstairs WC which has WC, pedestal wash hand basin with mixer tap, radiator and UPVC double glazed windows with obscure glass to the rear and side respectively.

Breakfast kitchen which has a matching range of base level units, sink unit with mixer tap, integrated dish washer, oven with gas hob and extractor fan over, breakfast bar, space for *American* style fridge freezer, an under-stair storage cupboard and a radiator.

Sun room which is of floor to ceiling UPVC and glass construction.

First floor

Landing which has a storage cupboard housing the gas combination boiler, UPVC double glazed windows with obscure glass to the side and doors to...

Bedroom which has a built-in storage cupboard, radiator and UPVC double glazed window to the fore.

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

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

Bathroom which has a suite comprising of panel bath with shower over, chrome heated towel rail, pedestal wash hand basin with mixer tap, WC, part tiled walls subway, hatch to roof space and inset spot lighting.

Outside

To the rear of the property is a **garden** which has a paved patio area and is laid to lawn.

To the front of the property is a small block paved **driveway** that allows for 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 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.

