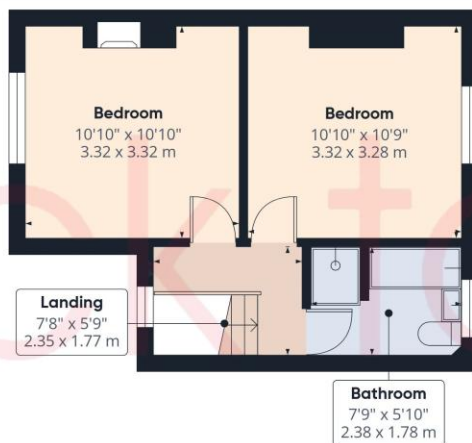




6 Wellington Avenue, Bradmore, Wolverhampton,
WV3 7EP



Ground Floor



Floor 1



Approximate total area⁽¹⁾
635 ft²
59.1 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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- Entrance hall
- Living room
- Dining area
- Kitchen area
- 2 Bedrooms
- Bathroom with shower cubicle
- Driveway
- Private rear garden with garage store

Ground floor

Entrance hall which has wood effect UPVC style front door with obscure glass, understairs storage cupboard, radiator, UPVC double glazed windows to the side, wood effect flooring and doors too...

Living room which has a contemporary style wood burner with marble effect hearth, radiator and UPVC double glazed windows to the fore.

Dining area which has a range of built in storage units, wood effect flooring, a radiator, UPVC double glazed windows and door facing outside, squared opening leads to...

Kitchen area which has a matching range of wall and base level units with work surfaces over, a circular sink unit with mixer tap, wall mounted gas combination boiler, plumbing for a washing machine, space for a fridge freezer and an integrated oven with gas hob and extractor fan over.

First floor

Landing which has a UPVC double glazed window to the fore, radiator and doors too...

Bedroom which has hatch to roof space, a feature fireplace, radiator and UPVC double glazed windows to the fore.

Bathroom which has a suite comprising of panel bath, pedestal wash hand basin, WC, separate shower cubicle, radiator, part tiled walls and UPVC double glazed windows with obscure glass to the rear.

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

Outside

To the rear of the property is a paved patio area, low maintenance astro turf lawn, a pebble dashed garage store and gated access to the fore.

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

EPC - D65

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.

