



41 Moors Drive, Coven, WV9 5EJ

nick tart

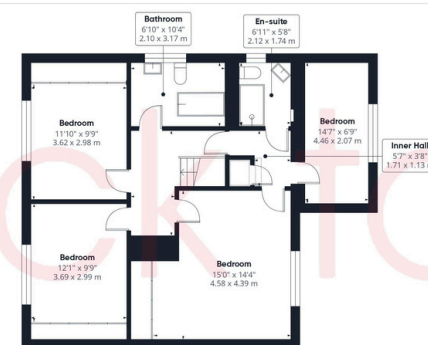
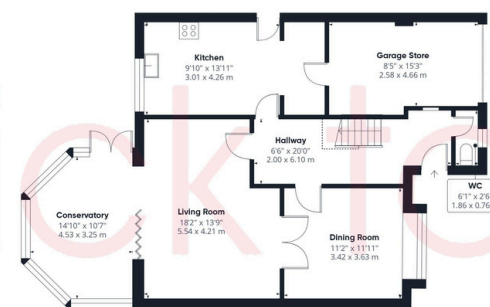
Key Features

- No upward chain
- 4 Bedrooms
- Living Room
- Dining Room
- Kitchen
- Bathroom & Shower Room
- Conservatory
- Garage Store
- Driveway & Rear Garden

Contact Us

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Approximate total area⁽¹⁾

1714 ft²
159.4 m²

Reduced headroom

10 ft²
0.9 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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Ground Floor

Entrance hall which has a composite style front door with obscure glass, a downstairs WC, radiator, staircase rising to the first floor, wood effect flooring and doors to...

Dining room which has double glazed windows to the fore, radiator and double doors that open towards the...

Living room which has a contemporary style inset gas fire with feature fireplace, radiator and bi foldable double doors leading to the...

Conservatory which is of brick and timber construction and has the benefit of a wood burner effect gas fire, tiled flooring, power and light points.

Kitchen which has a matching range of wall and base level units with work surface over, sink unit with mixer tap, integrated dishwasher, built in double oven, gas combination boiler, a separate electric hob with extractor fan over, space for *American* style fridge freezer, plumbing for washing machine, space for dryer, tiled flooring and an internal door to the...

Garage store which has an electric up and over door and the benefit of power and light points.



Outside

To the rear of the property is a paved patio area, lawn, gated access to the fore from both sides, a timber garden store all which is surrounded by mature and pleasant flower and shrub borders. To the front of the property is a driveway that allows off road parking.



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.

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First Floor

'L' shaped landing which has hatch to roof space and doors too...

Bathroom which has a circular sunken jacuzzi bath with shower attachment over, WC, pedestal wash hand basin, radiator, inset spot lighting, part tiled walls and a double-glazed window to the side.

Bedroom which has fitted wardrobes with sliding mirrored doors, double glazed windows and a radiator.

Bedroom which has fitted wardrobes, radiator and a double-glazed window to the rear.

Master bedroom which has fitted wardrobes, radiator and a double-glazed window to the fore.

Inner hall which has wood effect flooring, inset spot lighting, storage cupboards and doors too...

'Jack & Jill style' shower room which has a shower cubicle, pedestal wash hand basin sink unit with mixer tap and vanity unit under, fully tiled walls and a single glazed window with obscure glass to the side.

Bedroom / potential Dressing room which has a radiator and double glazed windows to the fore.



EPC: C73

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).

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.



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