



24 Langley Road, Wolverhampton, WV3 7LH

nick tart

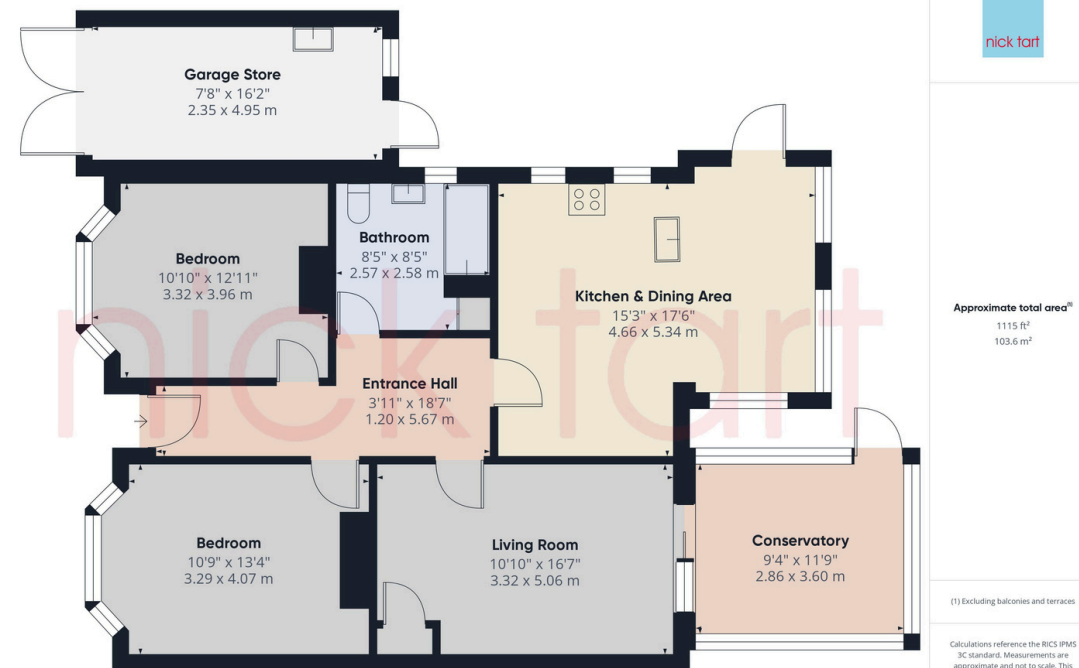
Key Features

- No upward chain
- Spacious Rooms
- Generous garden
- Conservatory
- Garage store
- Integrated appliance

Contact Us

01902 755585

wolverhampton@nicktart.com



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Ground Floor

Entrance Hall which has a stained glass front door, radiator, and doors to...

Living room which has a feature fireplace with a tiled back and hearth, storage cupboard, radiator and internal sliding doors to the...

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

Kitchen which has a matching range of wall and base level units with work surfaces over, integrated electric oven and hob, integrated fridge freezer and slim-line dishwasher, 1 ½ bowl sink unit with mixer tap, tiled flooring and a radiator.

Dining area which has UPVC double glazed windows to the side and rear respectively and a timber-framed door which leads outside.



Outside

To the side of the property there is a garage store To the rear of the property there is a paved patio area, lawn and gated access to the fore. To the front of the property is a driveway that allows for 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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Ground Floor

Bedroom which has a radiator and UVPC double glazed bay fronted windows to the fore.

Bedroom which has a radiator and UVPC double glazed bay fronted windows to the fore.

Bathroom which has a suite comprising of panel bath with electric *Triton* shower unit over, pedestal wash hand basin, WC, secondary glazed window with obscure glass to the side.



EPC: D56

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).

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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