



171 St. Annes Road,
Wolverhampton,
WV10 6SL

nick tart

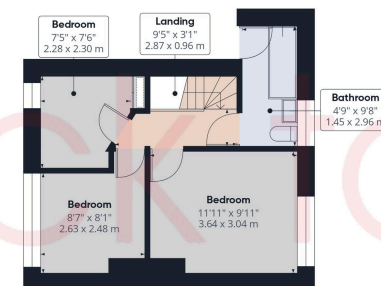
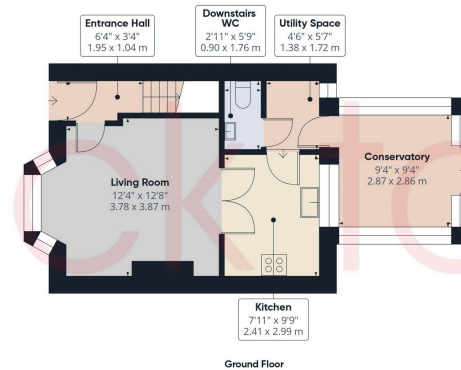
Key Features

- No upward Chain
- Living room
- Kitchen
- Utility space
- Downstairs WC
- 3 Bedrooms
- Bathroom
- Private rear garden
- Conservatory

Contact Us

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Approximate total area⁽¹⁾
741 ft²
68.8 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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Ground Floor

Entrance Hall which has a UPVC front door with stained glass, radiator, staircase rising to the first floor and door too...

Living room which has a squared bay fronted window with UPVC double glazing, radiator, fireplace with inset contemporary style electric fire and single glazed internal double doors lead to...

Kitchen which has a matching range of wall and base level units with work surface over, sink unit with mixer tap, plumbing for washing machine, wall mounted gas *Vaillant* boiler, integrated electric oven with gas hob over, space for fridge, radiator, UPVC double glazed window to the rear and internal leads to the...

Utility space which offers a downstairs WC, work surface and an internal door to the...

Conservatory which is of brick and UPVC construction and has the benefit of tiled flooring, outside tap and power points.



Outside

To the rear of the property is a paved patio area and lawn surrounded by mature trees.

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

Landing which has a hatch to roof space and doors too...

Bathroom which has a suite comprising of wood panel bath with electric *Triton* shower unit over, WC, pedestal wash hand basin, heated towel rail, storage cupboard and UPVC double glazed window with obscure glass 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 fore.

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



EPC: D67

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – **Band A** (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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