



57 Woodcote Road,
Tettenhall,
WV6 8LG

nick tart

Key Features

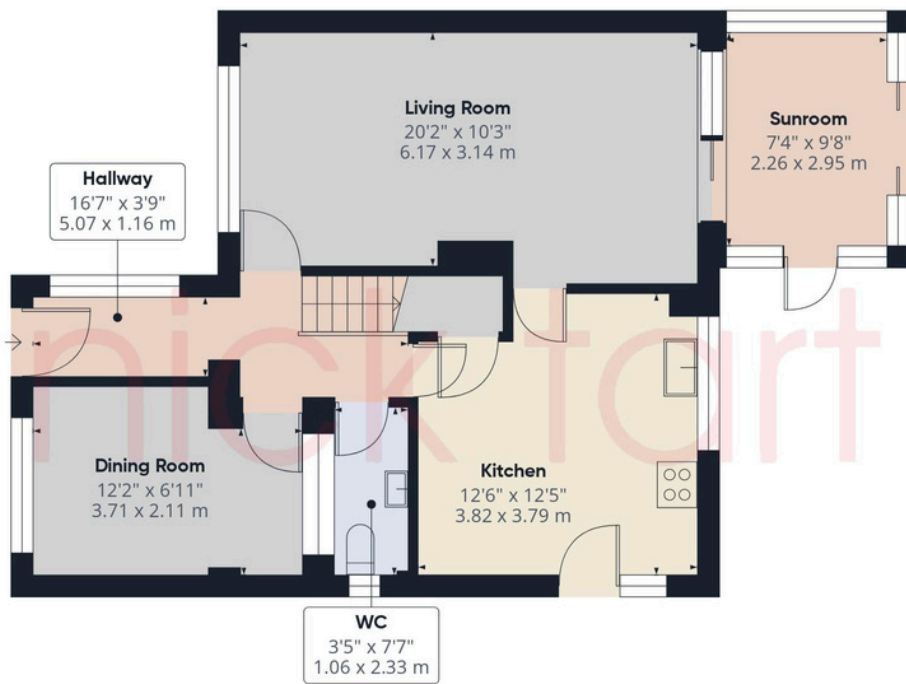
- Entrance Hall
- Dining Room
- Living Room
- Kitchen
- Sun Room
- 4 Bedrooms
- Bathroom
- Front garden & driveway
- Pleasant rear garden
- Garage Store

Contact Us

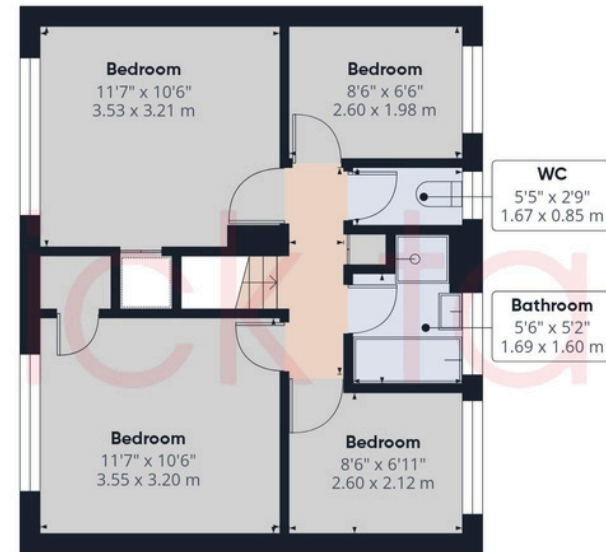
01902 755585

wolverhampton@nicktart.com





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1316 ft²

122.2 m²



Ground Floor Building 2

(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.

nick tart

Ground Floor

Entrance hall which has UPVC front door with stained glass, UPVC double glazed window to the side, radiator, downstairs WC, staircase rising to the first floor and doors too...

Dining room which has UPVC double glazed windows to the fore, radiator and a single glazed internal window with obscured glass.

Kitchen which has a matching range of wall and base level units with work surfaces over, 1 ½ bowl sink unit with mixer tap over, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, electric cooker point, understairs storage cupboard and an internal door to the...

Living room which has a feature fireplace, UPVC double glazed window to the fore, radiator and sliding double glazed doors lead to the...

Sun Room which has full length floor to ceiling glass.

Garage store which has an 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 surrounded by pleasant flower and shrub borders and a fishpond. There is also an additional patio area to the side. To the front of the property there 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.

nick tart

First Floor

Landing which has hatch to roof space, storage cupboard housing the gas combination boiler and doors too...

Bedroom which has fitted wardrobes with matching overhead storage, built in wardrobes with intended shelving, radiator and UPVC double glazed window to the fore.

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

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

Separate WC which has a handrail 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 built-in storage cupboard, radiator and UPVC double glazed windows to the fore.



EPC: D65

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.



nick tart



nick tart

