



2 Myatt Avenue,
Parkfields,
Wolverhampton,
WV2 2ED

nick tart

Key Features

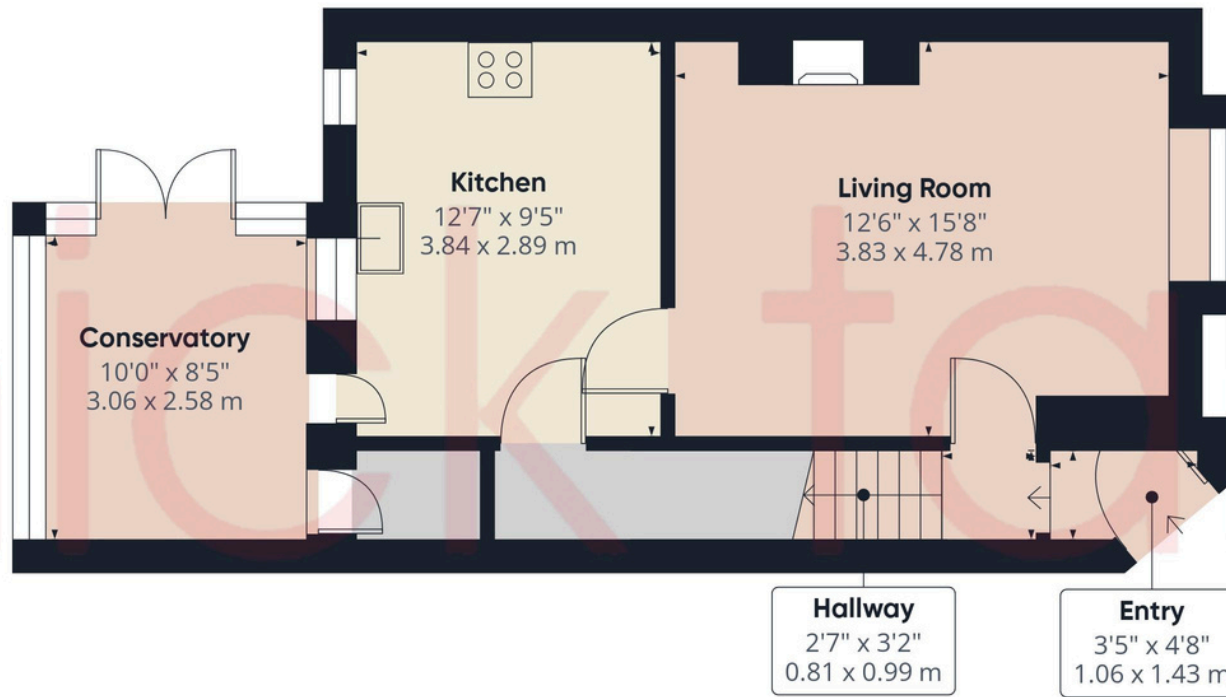
- Entrance hall
- Hallway
- Living room with feature fireplace
- Conservatory
- Kitchen
- Shower room
- Choice of three good sized bedrooms
- Well maintained rear garden
- Driveway that allows for off road parking

Contact Us

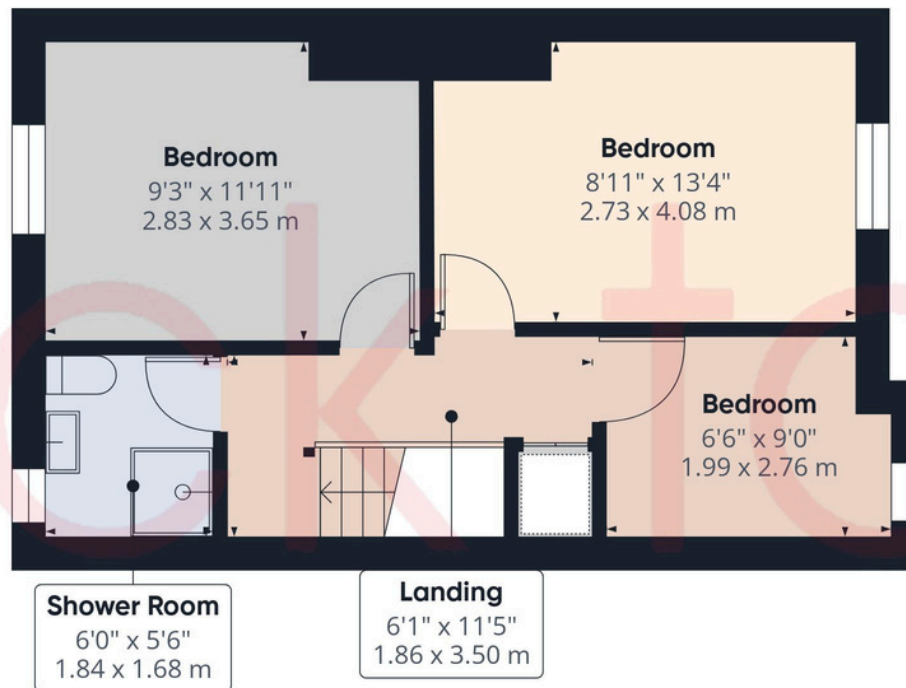
01902 755585

wolverhampton@nicktart.com





Ground Floor



Floor 1

Approximate total area⁽¹⁾

835 ft²

77.6 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 is approached from the side and has UPVC double glazed front door with obscure glass, radiator and wood effect flooring.

Hallway which has a staircase rising to the first floor landing and a single glazed internal glass door leading to the...

Living room which has a feature fireplace with contemporary inset gas fire accompanied by underlighting, wood effect flooring, radiator and UPVC double glazed window to the fore.

Kitchen which has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, integrated double electric oven, separate 4 ring gas hob with extractor fan over, integrated fridge and freezer, plumbing for washing machine, *Herringbone* style tile effect flooring, radiator, understairs storage cupboard/pantry and UPVC double glazed window to the rear.

Conservatory which is of brick and UPVC construction and has the benefit of tiled flooring. There is also access to a **downstairs WC**.



Outside

To the rear of the property is a landscaped, well maintained and low maintenance **garden** which enjoys artificial grass, a paved patio area and gated access to the fore. To the front of the property there is a concrete imprinted **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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First Floor

First floor **landing** which has hatch to roof space with a built in foldable roof ladder, radiator, storage cupboard housing the gas combination boiler and doors to...

Shower room which has a shower cubicle, WC, wash hand basin with mixer tap and vanity units under, fully tiled walls and UPVC double glazed windows with obscure glass to the rear.

Bedroom which has carpeted flooring, a radiator and UPVC double glazed window to the rear.

Bedroom which has laminate flooring, radiator and UPVC double glazed window to the fore.

Bedroom which has laminate flooring, radiator and UPVC double glazed window to the fore.



EPC: E51

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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