



Windsor Gardens,
Castlecroft,
Wolverhampton,
WV3 8LZ

nick tart

Key Features

- No upward chain
- Rear Extension
- Utility with WC
- Wood burner
- 1221 sq ft of living space
- Generous garden

Contact Us

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Ground Floor

Entrance porch leading too...

Entrance hall which has a composite style front door with obscure glass, radiator, staircase rising to the first floor and *Herringbone* style flooring.

Dining Kitchen enjoys a matching range of modern base level units with work surfaces over, sink unit with mixer tap, integrated dish washer, double electric oven, separate induction hob with extractor fan over, breakfast bar, x3 vertical radiators, inset spot lighting, space for American style fridge freezer, *Herringbone* style flooring, UPVC patio doors and window leading outside and an internal single glazed timber frame sliding double doors leads to the...

Living room which has a wood burner, radiator, wood store, UPVC double glazed window to the fore and *Herringbone* style flooring.

Utility area enjoys storage cupboard, plumbing for washing machine, space for dryer, radiator, downstairs WC, *Herringbone* style flooring, internal door to the garage store which houses the gas combination boiler and a UPVC double glazed door leads to the rear.



Outside

To the rear of the property is a paved **patio area** and **lawn** surrounded by timber panelled fencing.

To the front of the property is a gravel **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

Split landing which has hatch to roof space, storage cupboard and doors too...

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

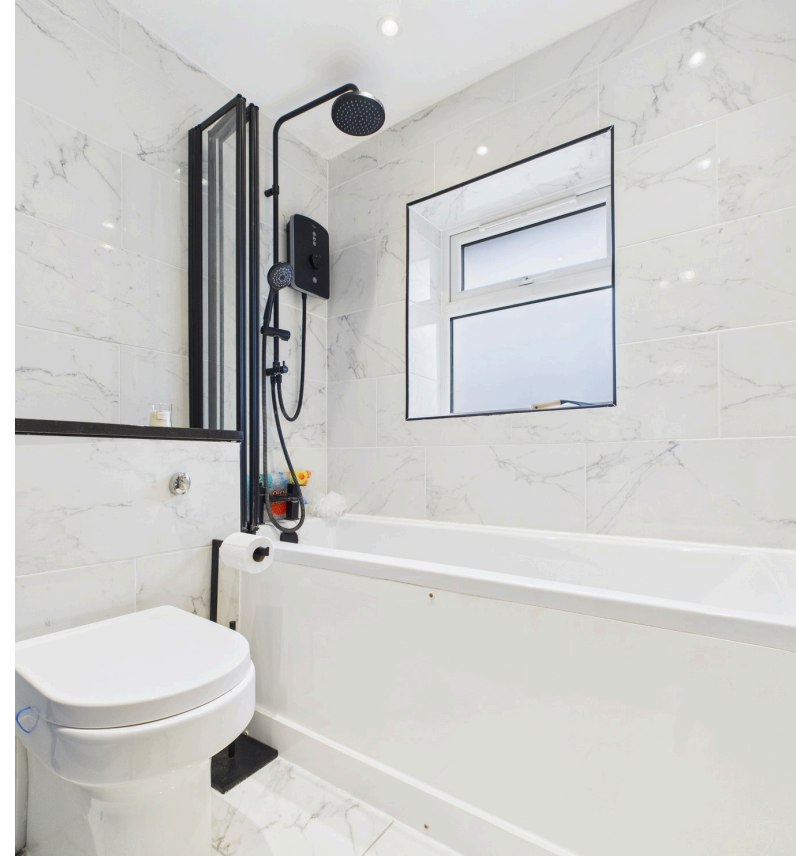
Bedroom which has wood effect flooring, radiator and UPVC double glazed window to the rear.

Bedroom which has wood effect flooring, open fitted wardrobes, hatch to roof space, UPVC double glazed window to the fore, radiator and an internal sliding door that leads to the...

Ensuite which has a panel bath with mixer tap and electric Triton shower unit over, WC, heated towel rail, wash hand basin with mixer tap and vanity unit under, tiled walls, tiled flooring, inset spot lighting, extractor fan and UPVC double glazed window with obscure glass to the rear.

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

Shower room enjoys an open shower space, wash hand basin with mixer tap and vanity unit under, heated towel rail, WC, fully tiled walls, tiled flooring, inset spot lighting and UPVC double glazed window with obscure glass to the rear.



EPC: C71

Tenure – we are advised the property is Freehold.

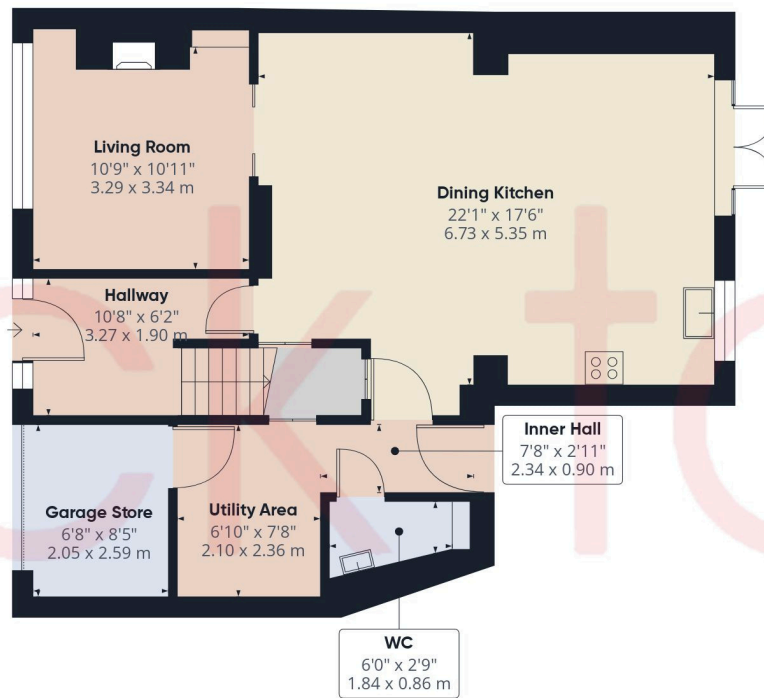
Services – we are advised all mains services are connected.

Council Tax – **Band C** (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.

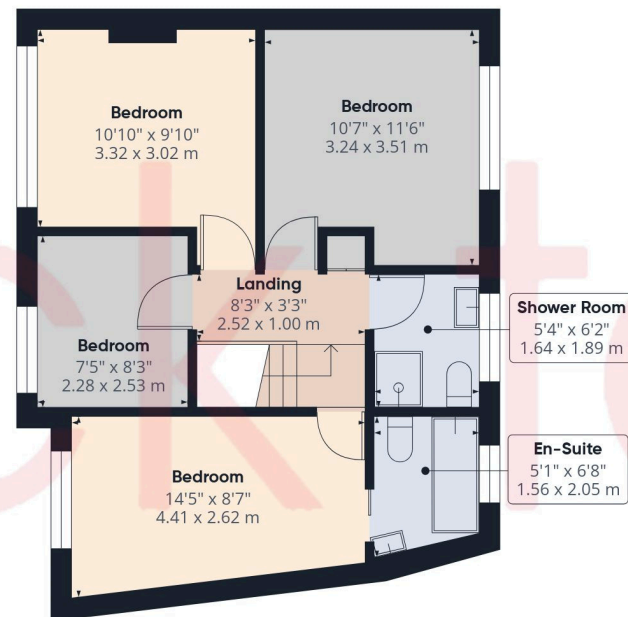


Ground Floor

Approximate total area⁽¹⁾

1220 ft²

113.5 m²



Floor 1

(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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