



11 Beaconsfield Avenue,
Wolverhampton,
WV4 6AD

nick tart

Key Features

- Semi detached
- Living room
- Bedroom
- Study/Snug
- Kitchen
- Bathroom
- Utility
- Private rear garden

Contact Us

01902 755585
wolverhampton@nicktart.com



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Ground Floor

Living room which has a single glazed front door with obscure glass, UPVC double glazed bay window to the fore, radiator and a feature fireplace.

Kitchen which has a matching range of wall and base level units with work surfaces over, space for fridge/freezer, integrated electric over with electric hob and extractor fan over, 1 ½ bowl sink unit with mixer tap, breakfast bar, radiator, tile flooring, UPVC double glazed window to the fore and a single glazed timber door leads you outside.

Utility area which has plumbing for washing machine, space for dryer, tiled flooring and radiator.



Outside

To the rear of the property is a garden which is laid to lawn with the benefit of a timber garden store and raised patio area. 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, feature fireplace and UPVC double glazed window to the fore.

Study/snug which has a radiator, UPVC double glazed window to the fore and laminate flooring.

Bathroom which is a suite comprising of panel bath with shower head over, WC, pedestal wash basin, radiator, tile flooring, UPVC double glazed window with obscure glass to the rear.



EPC: TBD

Tenure – we are advised the property is Freehold.

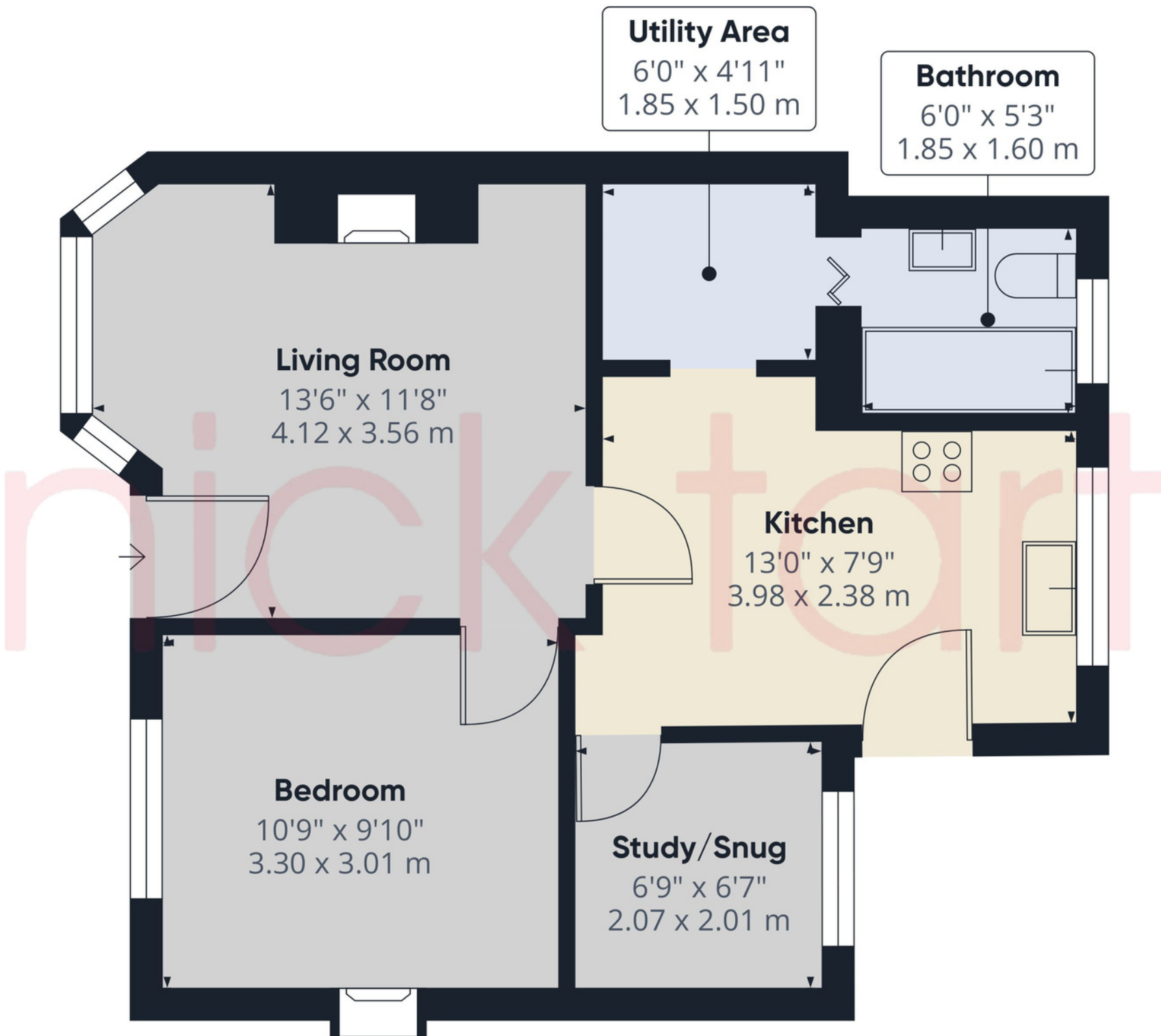
Services – we are advised all mains services are connected.

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.



Approximate total area⁽¹⁾

469 ft²

43.7 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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