



43 Strathfield Walk,  
Wolverhampton,  
WV4 4YL

nick tart

## Key Features

- No upward chain
- Communal parking areas
- Great first purchase
- Low maintenance rear garden
- Convenient to local shops
- Gas combination boiler
- UPVC double glazed windows

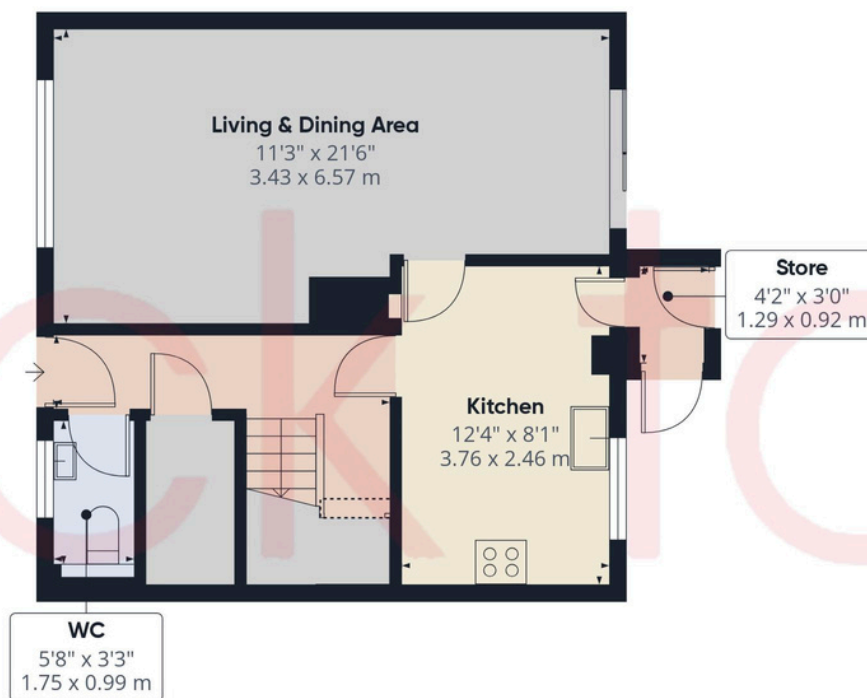
## Contact Us

01902 755585

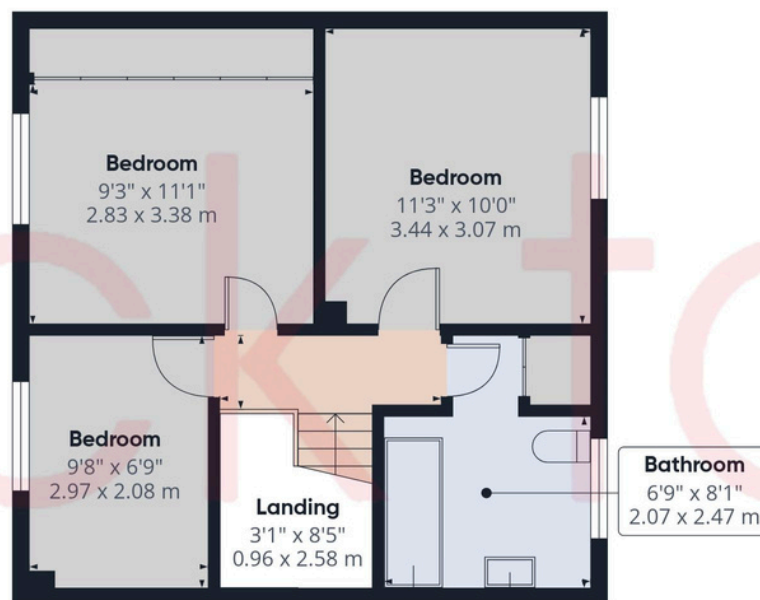
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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

854 ft<sup>2</sup>

79.4 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 timber style front door with stained glass, storage cupboard, radiator, door to downstairs WC with wash hand basin, staircase rising to the first floor and an internal door leads to the...

**Kitchen** which has a matching range of wall and base level units with work surface over, sink unit with mixer tap, plumbing of washing machine, space for fridge freezer, cooker point with extractor fan over, radiator, tiled flooring, part tiled walls, UPVC double glazed windows to the rear and an internal door that leads that leads to additional storage space and rear access.

**Living & dining area** which has a feature brick style fireplace, x2 radiators, UPVC double glazed windows to the fore and UPVC sliding patio style doors that lead outside.



## Outside

To the front of the property is a pleasant fore garden.

The rear of the property offers a low maintenance garden with gated access to the communal parking areas.

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 a hatch to the roof space and doors to...

**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 built in wardrobes with sliding mirrored doors, a radiator and UPVC double glazed windows to the fore.

**Bathroom** which has a wood panel bath with shower head over, wash hand basin with mixer tap and vanity unit under, WC, radiator, fully tiled walls, wood effect flooring, a storage cupboard housing the gas combination boiler and UPVC double glazed windows 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 B** (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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