



134 Court Road,
Wolverhampton,
WV6 0JJ

nick tart

Key Features

- Deceptively spacious
- Generous reception rooms
- Large bathroom
- 2 Double bedrooms
- 1 Single bedroom
- Open fireplaces
- Gardeners WC
- Outside bar area

Contact Us

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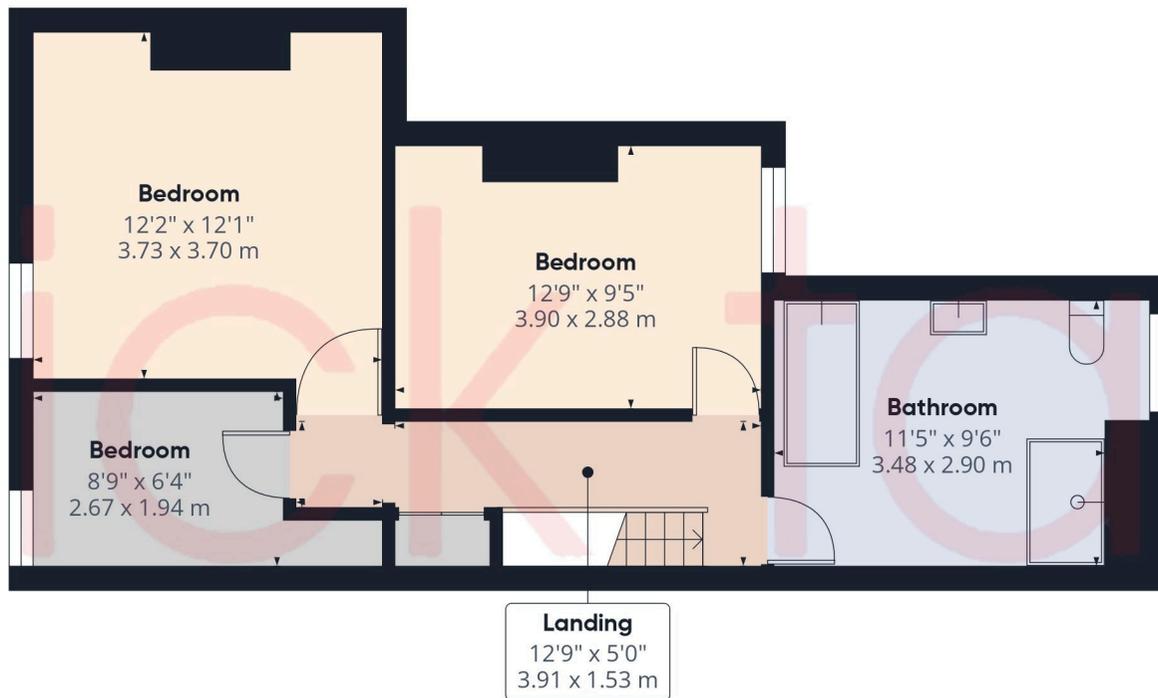


Ground Floor

Approximate total area⁽¹⁾

1071 ft²

99.6 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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Ground Floor

Entrance hall which has a timber framed front door with obscure glass, staircase rising to the first floor and radiator. Internal doors lead too...

Living room which has a feature fireplace with open fire, *Herringbone style Kardean* flooring, radiator and timber framed double glazed windows to the fore.

Dining room which has a feature open fire fireplace with tiled hearth, *Herringbone style Kardean* flooring, radiator and UPVC double glazed windows to the rear.

Kitchen which has a matching range of wall and base level units with work surfaces over, 1 ½ bowl *Belfast* style sink unit with mixer taps, plumbing for washing machine, space for fridge freezer, understairs storage cupboard, tiled flooring, wall mounted gas combination boiler, radiator, UPVC double glazed windows to the side and a composite style door that leads to the garden.



Outside

To the rear of the property is a paved patio area, lawn surrounded by pleasant flower and shrub borders, an outside bar area, a secured outside WC, a most useful mancave / storage space which has the benefit of power and light points and a sink unit, whilst secured gated access leads to the front.

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

Landing which has a storage cupboard and doors too...

Bathroom enjoys a suite comprising of free-standing bath with shower attachment over and mixer tap, pedestal wash hand basin, separate shower cubicle, WC, inset spot lighting, *Kardean* flooring, Victorian style radiator and UPVC double glazed windows with obscure glass to the rear.

Bedroom which has a radiator and UPVC double glazed windows to the rear.

Bedroom which has a radiator and timber framed double glazed windows to the fore.

Bedroom which has storage shelving and timber framed double glazed window to the fore.



EPC: E49

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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