



Flat 6
Rosemount House
Clifton Road
Tettenhall
WV6 9AP

nick tart

Key Features

- Freehold
- Entrance hall
- Refitted bathroom
- Choice of two bedrooms
- Good size through living room
- Kitchen
- Communal gardens
- Garage in separate block
- Allocated parking space

Contact Us

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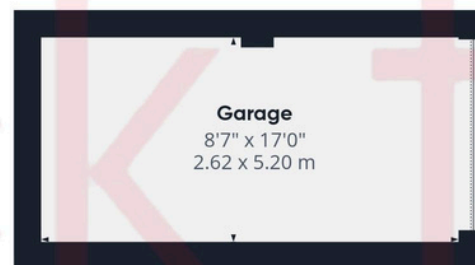




Floor 1 Building 1

Approximate total area⁽¹⁾

973 ft²
90.5 m²



Ground Floor Building 2

(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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Third Floor

The accommodation in further detail comprises of...

Entrance hall with loft access, coved ceiling, radiator and built in cloaks cupboard.

Bedroom one with two double glazed windows, radiator and fitted mirrored wardrobes.

Bedroom two with double glazed window, coved ceiling and radiator.

Refitted **bathroom** suite having panel bath, separate shower cubicle, close couple WC, wash and basin, ceramic tile floors and walls and cove ceiling.

Good size through **living room** with feature Adam style fireplace with marble inset and matching hearth, two radiators, coved ceiling, four double glazed windows and views over the communal gardens.

Fitted **kitchen** having matching suite of oak style units comprising of stainless steel single drainer sink unit with tiled splash backs, built in electric oven and hob with extractor over, range of wall cabinets, plumbing for automatic washing machine, floor mounted gas central heating boiler, pantry stores and airing cupboard.



Outside

Outside the property enjoys mature **communal gardens** to the rear. There is also a long driveway leading to an **allocated parking** space and **garage** in separate block.

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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EPC: D64

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 conveyancing partners including, Move Reports UK Ltd and Kingsley Bond where we currently receive a referral fee of £200 / £300 for each transaction.

