nick tart



5 Kerridge Close, Pendeford
Wolverhampton, WV9 5L

Contact Us

01902 755585

wolverhampton@nicktart.com

nick tart

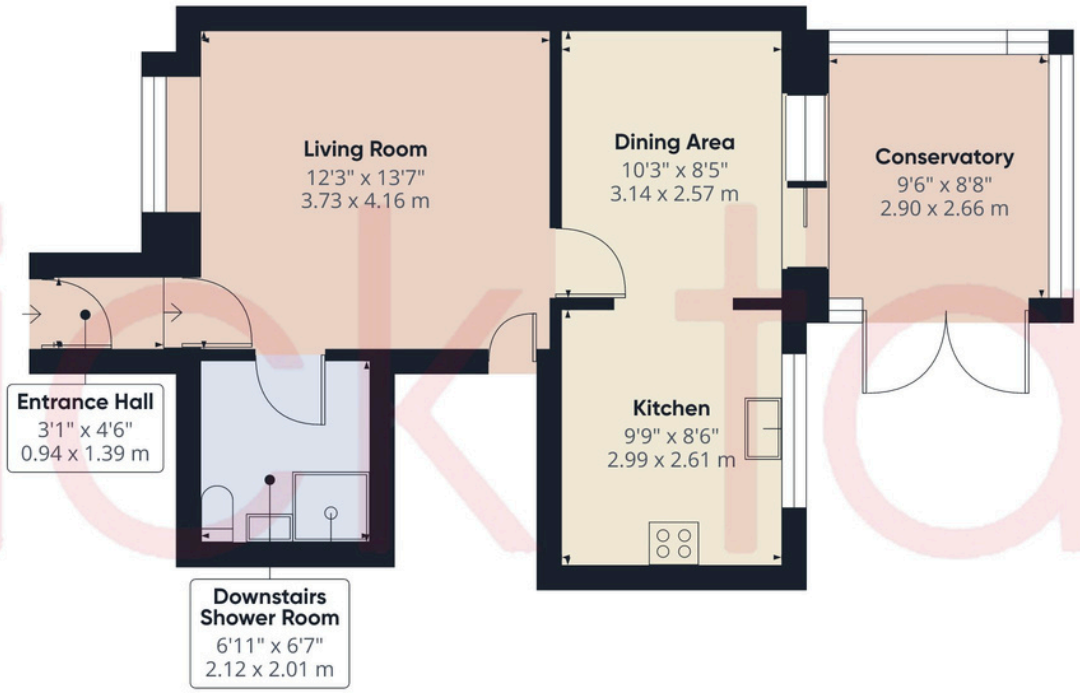
Key Features

- Entrance hall
- Living room
- Dining area
- Kitchen
- Downstairs shower room
- Conservatory
- A choice of three first floor bedrooms
- Bathroom
- Rear garden
- Driveway allowing for off road parking

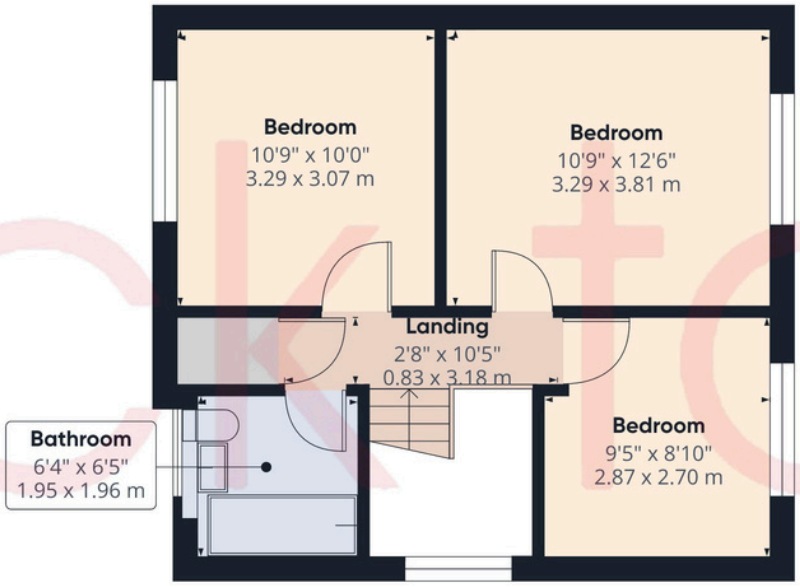


Important
We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to 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.

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.



Ground Floor





Floor 1

nick tart

Approximate total area(1)

903 ft²

83.9 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.

GIRAFFE360

nick tart

Ground Floor

Entrance hall Has UPVC double glazed front door with obscured glass, wood effect flooring and an internal door leads to the…

Living room Has UPVC double glazed windows to the fore, radiator, wood effect flooring, inset spotlighting and doors to…

Downstairs shower room Offers a *Quadrant* shower cubicle with electric *Triton* shower unit, wall mounted heated towel rail, WC, wash hand basin with mixer tap and vanity unit under, tile effect laminate style flooring, plumbing for washing machine, fully tiled walls and an extractor fan.

Dining area Has wood effect flooring, radiator, UPVC double glazed sliding doors to the…

Conservatory This is of brick and UPVC construction and has wood effect flooring plus the benefit of a ceiling light fan.

Kitchen Enjoys a matching range of wall and base level units, integrated fridge freezer, built in double oven, separate *Zanussi* gas hob with extractor fan over, sink unit with mixer tap, plumbing for dishwasher, tiled flooring and UPVC double glazed windows to the side.





Outside

To the front of the property is a block paved **driveway** that allows for off road parking.

To the rear of the property is a paved patio area, side access to the fore and a lawn.

nick tart

First Floor

Landing Has a hatch to roof space, storage cupboard housing the *Valliant* gas combination boiler and doors to…

Bathroom Enjoys a suite comprising of panel bath with shower over, wash hand basin with vanity unit under, WC, radiator, fully tiled walls and UPVC double glazed windows with obscure glass to the fore.

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

Bedroom Has a range of fitted wardrobes with matching overhead storage and bedside tables, radiator and UPVC double glazed windows to the rear.

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





EPC: TBD

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).





nick tart





nick tart