



Poachers Way,
Codsall,
Wolverhampton,
WV8 2BH

nick tart

Key Features

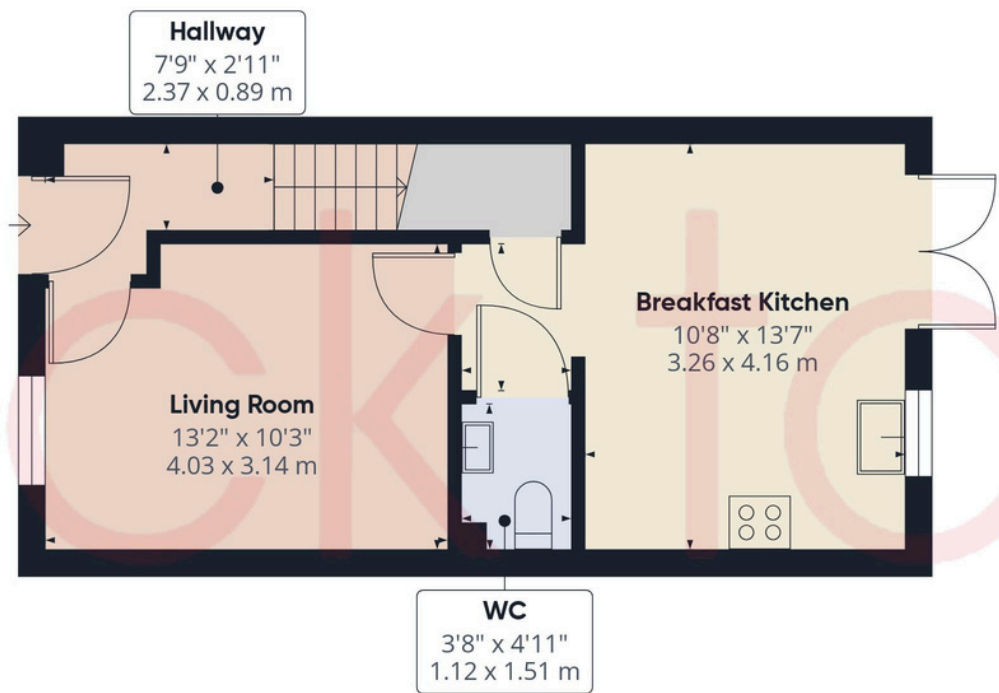
- A *MILLER HOMES* property
- Living room
- Kitchen
- Bathroom
- Bedroom with ensuite
- Additional bedroom
- Allocated parking area
- Rear garden

Contact Us

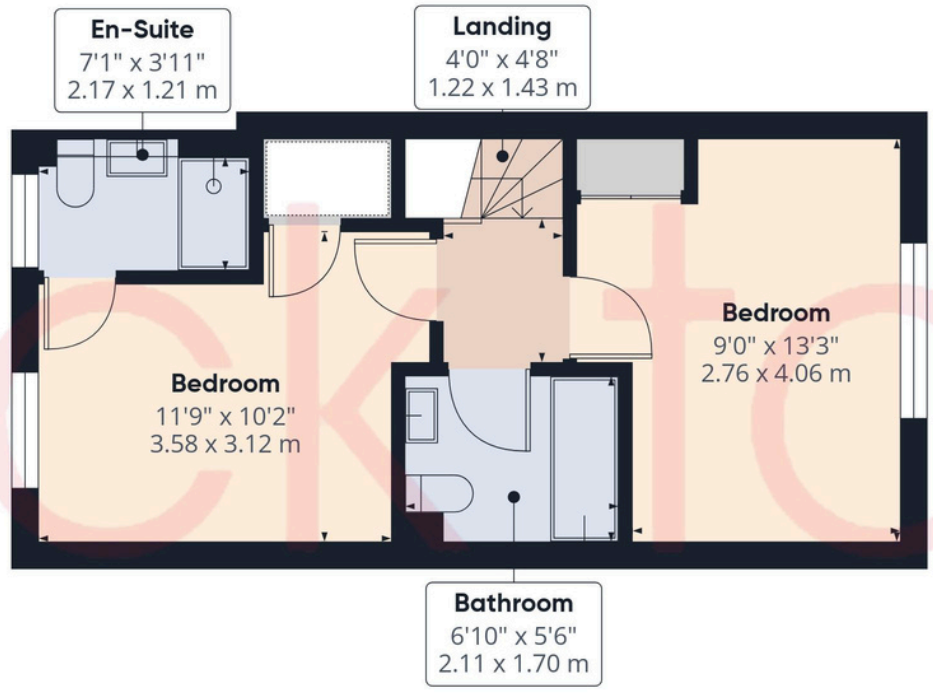
01902 755585

wolverhampton@nicktart.com





Ground Floor



Floor 1



Approximate total area⁽¹⁾
711 ft²
66.1 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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Ground Floor

Living room Has tiled flooring, radiator, inset spot lighting and UPVC double glazed window to the fore.

Inner hall Has a storage cupboard and downstairs WC.

Kitchen Has a matching range of wall and base level units with work surfaces over, 1 ½ bowl sink unit with mixer tap, integrated dishwasher / fridge / freezer, built in electric oven with gas hob and extractor fan over, wall mounted back *BAXI* gas combination boiler, tiled flooring, radiator, inset spotlighting and UPVC double glazed window and patio doors lead outside.



Outside

To the rear of the property is a paved patio area, lawn, attractive shrubbery, timber garden store, outside tap and gated access to a shared pathway (for the three terrace properties in this row only) for bin access.

To the side of the property is a **driveway** with a designated parking area.

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 Doors to...

Bathroom Enjoys a white suite comprising a panel bath with mixer tap, wall mounted heated towel rail, WC, wash hand basin with mixer tap, tiled flooring, part tiled walls, and inset spotlighting.

Bedroom Has fitted wardrobes with sliding mirror doors, radiator, UPVC double glazed window to the rear.

Bedroom Has a built in storage cupboard, radiator, UPVC double glazed windows to the fore.

En suite Has a shower cubicle, wall hung wash hand basin with mixer tap, WC, radiator, tiled flooring, part tiled walls, UPVC double glazed windows with obscure glass to the fore and inset spotlighting.



EPC: B85

Tenure – we are advised the property is Freehold. We are advised there is a communal garden charge for the estate, which is £145.60p per 6 months.

Services – we are advised all mains services are connected.

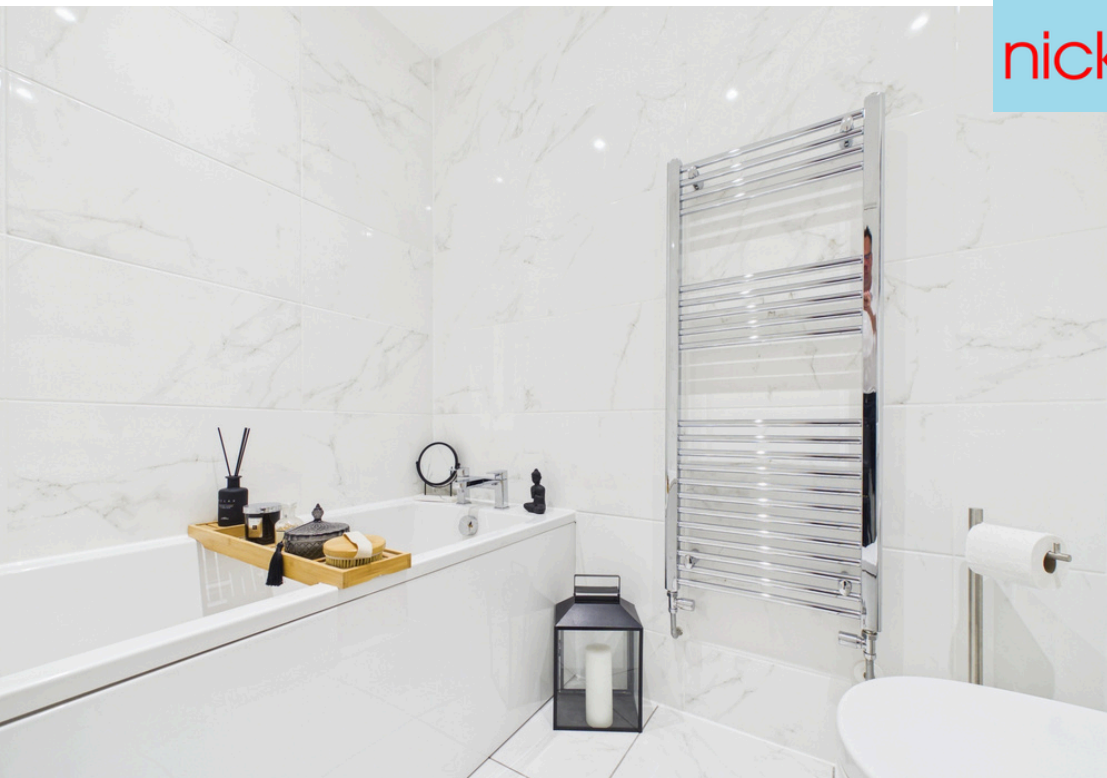
Council Tax – Band C (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

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.



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