



75 Wood Road
Codsall
Wolverhampton
WV8 1DN

nick tart

Key Features

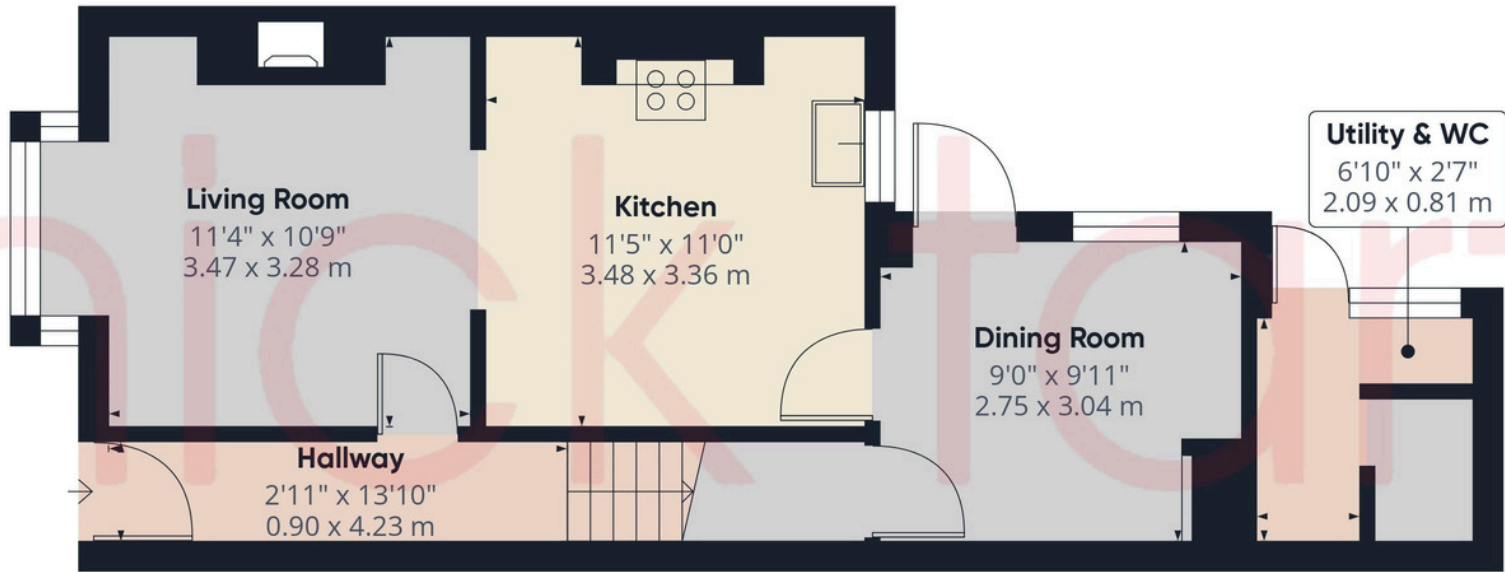
- Entrance hall
- Living room
- Dining room
- Kitchen
- Utility area & outside WC
- Choice of three bedrooms
- Bathroom
- Driveway
- Rear garden

Contact Us

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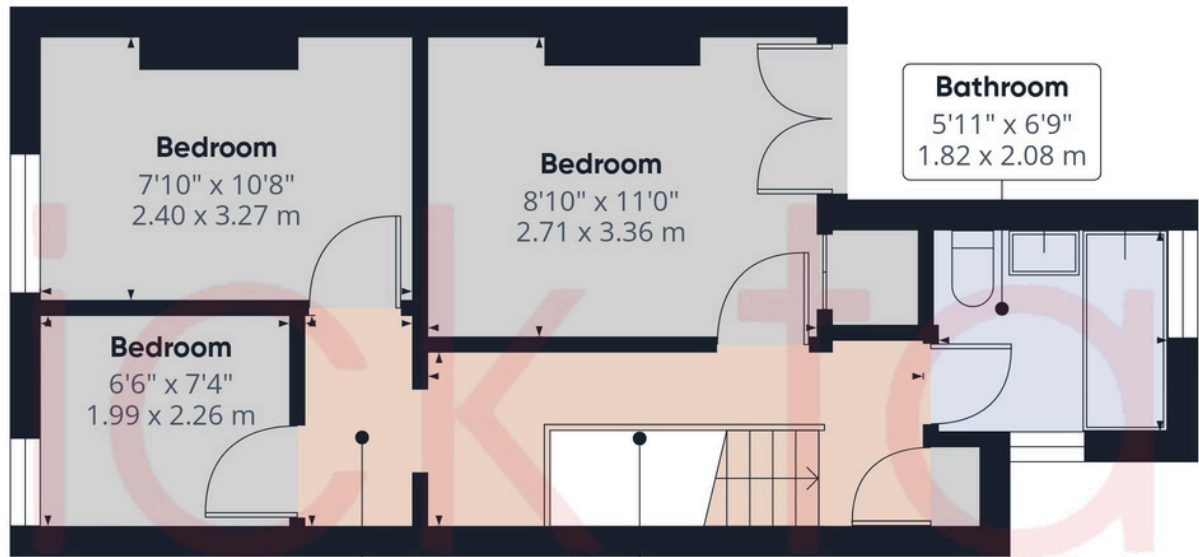




Ground Floor

Approximate total area⁽¹⁾

812 ft²
75.5 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

Porch Has exposed brickwork and Victorian style tiled flooring leading to the...

Entrance hall Approached via a timber framed front door with single glazed stained glass, *Herringbone* style wood effect flooring and an internal glass and timber door leads to the...

Living area which has a feature fireplace with attractive wood burner, radiator, *Herringbone* style wood effect flooring, inset spotlighting, a squared bay window with UPVC double glazing and a squared opening that leads to the...

Kitchen which has a matching range of wall and base level units with work surfaces over, sunken sink unit with mixer tap, integrated wine rack, island with breakfast bar, *FERE* gas oven with extractor fan over and a five ring gas hob, vertical wall mounted radiator, inset spotlighting, integrated dishwasher, integrated fridge, *Herringbone* style wood effect flooring and an internal glass and timber door to the...

Dining room which has an understairs storage cupboard, wall mounted electric heater, storage cupboard housing the **Logic** gas combination boiler, *Herringbone* style wood effect flooring, UPVC double glazed windows to the side and a UPVC double glazed patio door leads out to the Garden.



Outside

To the rear of the property is a **garden** which has a paved patio area, lawn surrounded by timber panel fencing, pleasant flower and shrub borders and gated access to the fore.

In addition, the old coal house has been converted into a **utility area room with a WC**, power and light points and plumbing for washing machine.

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

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 Has the hatch to roof space, vertical wall mounted radiator, storage cupboard and doors too...

Bathroom Enjoys a suite comprising of wood effect plastic panel bath, pedestal wash hand basin, WC, shower cubicle, radiator and UPVC double glazed window with obscure glass to the rear.

Bedroom Has built in wardrobes, a vertical wall mounted radiator and UPVC double glazed patio style doors leading to a Juliette style balcony.

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

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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.



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