



The Hatherings,
Histons Hill,
Codsall,
WV8 2HA

nick tart

Key Features

- Entrance hall
- Lounge
- Dining room
- Living room
- Breakfast kitchen
- Utility
- Principal bedroom with ensuite
- Further 4 bedrooms
- House bathroom
- Garage store
- Secure driveway
- Private rear garden

Contact Us

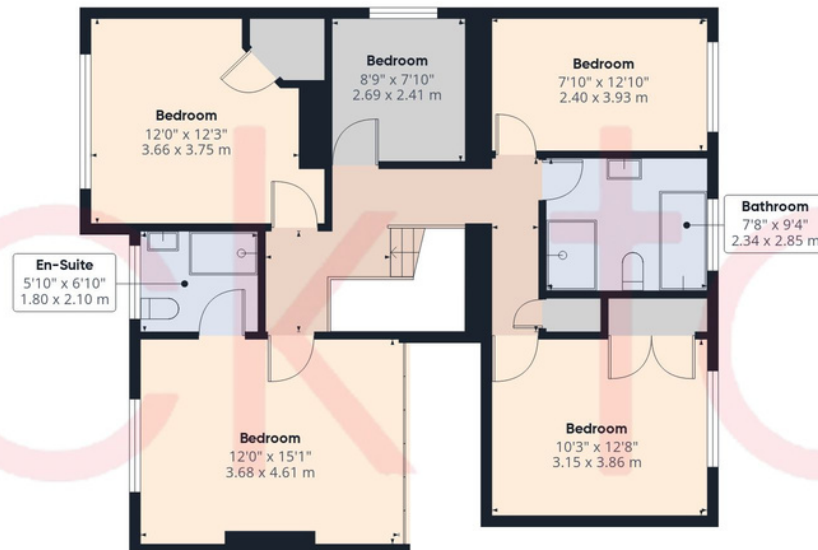
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2018 ft²

187.4 m²

Reduced headroom

2 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Approached via secure electronic gates that lead towards a gravel driveway and a timber frame front door with obscure glass.

Entrance hall Has a staircase rising to the first floor, downstairs WC and a radiator with doors too...

Lounge Has a feature fireplace with a tiled hearth and exposed brickwork, radiator, whilst timber framed double glazed windows face the fore.

Dining room Has wood effect flooring, built in storage cupboard, radiator, double glazed timber frame windows to the fore and internal double doors lead to the...

Living room Enjoys an inset contemporary electric fire with space for TV over, x2 radiators, UPVC double glazed windows to the rear and UPVC double glazed patio doors lead to the garden.

Breakfast kitchen Offers a matching range of wall and base level units with work surfaces over, 1 ½ bowl sink unit with extendable mixer tap, integrated dishwasher, gas cooker point with extractor fan over, radiator, tiled flooring, inset spotlighting, UPVC double glazed windows to the rear and an internal door leads to the...

Utility Houses the wall mounted gas combination boiler, 1 ½ bowl sink unit with mixer tap and storage unit under, plumbing for washing machine, space for dryer, tiled flooring, storage cupboard, radiator, timber frame door and windows that lead outside and an internal door to the **Garage store**.



Outside

To the rear of the property is a paved patio area and lawn surrounded by mature shrubbery whilst to the front is an ample **driveway** allowing for several vehicles.

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

Split landing Has x2 hatches to the roof space, inset spotlights, storage cupboards and doors to...

Principal bedroom Has the benefit of built in wardrobes with sliding mirror doors, inset spotlighting, radiator and double glazed timber frame windows to the fore.

Ensuite Has a shower cubicle, wash hand basin with mixed tap and vanity unit under, WC, part tiled walls, tiled flooring, heated towel rail and double glazed timber frame windows to the fore.

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

Bedroom Has a radiator, UPVC double glazed windows with obscure glass to the side.

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

Bedroom Has built in wardrobes, a radiator and UPVC double glazed windows to the rear.

House bathroom offers a suite comprising of sunken panel jacuzzi bath with shower attachment over, separate shower cubicle, wall hung WC, wash hand basin with mixed tap and vanity units surrounding, heated towel rail, fully tiled walls, tiled flooring, inset spotlighting and UPVC double glazed windows with obscure glass to the rear.



EPC: D66

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band F (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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