



33 Pruden Avenue,  
Lanesfield,  
Wolverhampton,  
WV4 6PT

nick tart

## Key Features

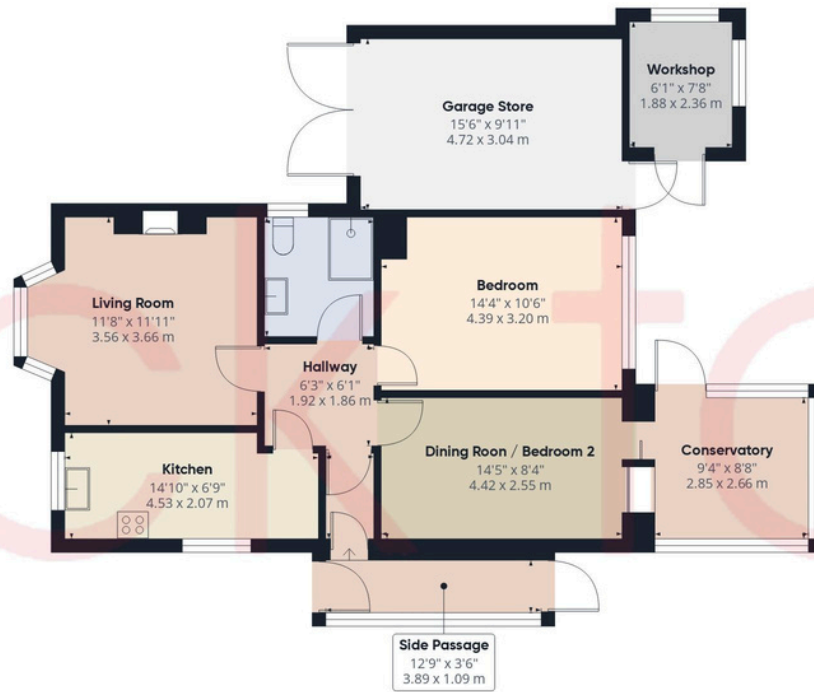
- Entrance hall
- Kitchen
- Living room
- Shower room
- Bedroom
- Bedroom 2 / Dining room
- Conservatory
- Garage
- Rear garden
- Driveway

## Contact Us

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Ground Floor

**Approximate total area<sup>(1)</sup>**

1588 ft<sup>2</sup>  
147.5 m<sup>2</sup>

**Reduced headroom**

511 ft<sup>2</sup>  
47.5 m<sup>2</sup>

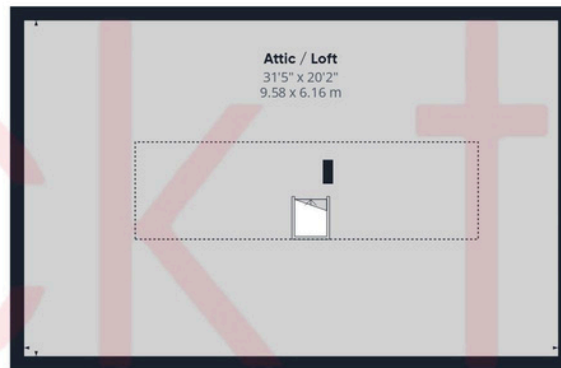
(1) Excluding balconies and terraces

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.

GIRAFFE360



Floor 1



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## Ground Floor

**Entrance hall** Has a hatch to the roof space, radiator and doors to...

**Kitchen** Offers a matching range of wall and base units with work surfaces over, space for fridge, space for freezer, plumbing for washing machine, gas hob, wall mounted gas combination boiler and double glazed windows to the front and side.

**Living room** Has a feature brick effect fireplace with tiled hearth, gas fire, double glazed bay window to the fore and a radiator.



## Outside

To the rear of the property is a paved patio area with steps leading to a lawn and a side passage that leads to the front and rear respectively.

**Garage** Enjoys the benefit of power and light points and also leads to a small **workshop** space.

To the front and side 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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## Ground Floor

**Shower room** Enjoys a shower cubicle with electric Triton shower unit, pedestal wash hand basin, WC, radiator, anti-slip flooring, part tiled walls and double glazed windows with obscure glass to the side.

**Bedroom** Has fitted wardrobes, a radiator and double glazed windows to the rear.

**Bedroom 2 / Dining room** Has a radiator and a double glazed sliding patio door to the...

**Conservatory** which is of brick and UPVC construction.



**EPC: D58**

**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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