



129A Renton Road,
Oxley,
Wolverhampton,
WV10 6XE

nick tart

Key Features

- Entrance hall
- Living room
- Kitchen
- Bathroom
- Bedroom
- Private rear garden

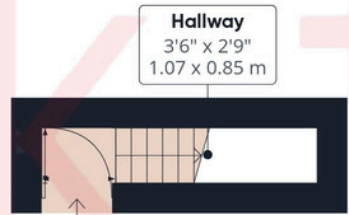
Contact Us

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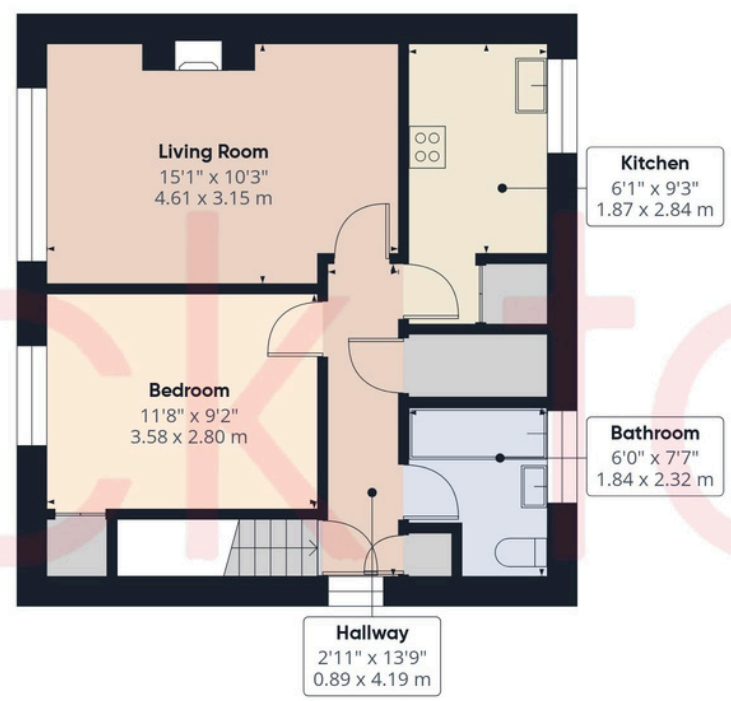


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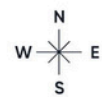


Ground Floor

Approximate total area⁽¹⁾
474 ft²
43.9 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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First Floor

Entrance hall Has UPVC double glazed windows with obscure glass to the side, radiator, storage cupboard, hatch to roof space, additional storage cupboard housing the gas boiler and doors to...

Living room Has a feature fireplace with gas fire, radiator and UPVC double glazed windows to the fore.

Kitchen Has a matching range of wall and base level units with work surfaces over, lowered breakfast bar, built in gas oven with gas hob and extractor fan over, sink unit with mixer tap, plumbing for washing machine, space for fridge / freezer, part tiled walls, tiled flooring and UPVC double glazed windows to the rear.



Outside

To the rear of the property is a private rear garden with a patio area, lawn and brick built store.

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

Bedroom Offers fitted wardrobes, radiator and UPVC double glazed windows to the fore.

Bathroom Enjoys a suite comprising of panel bath with electric MIRA shower unit over (not tested), sink unit, WC, radiator, part tiled walls, tiled flooring and UPVC double glazed windows with obscure glass to the rear.



EPC: D65

Tenure - we are advised the property is Leasehold with an approx. 99 year lease remaining which must be checked by the buyers solicitor to confirm.

Services - we are advised all mains services are connected.

Council Tax - Band A (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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