



153 Birches Road,
Codsall,
Wolverhampton,
WV8 2JW

nick tart

Key Features

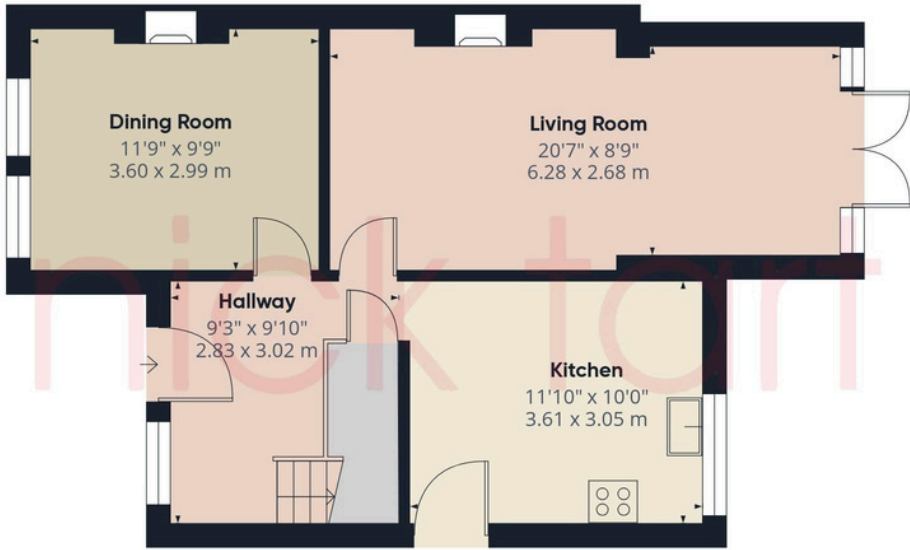
- Living room
- Dining room
- Kitchen
- Bathroom
- Separate WC
- Choice of 3 bedrooms
- Detached Garage

Contact Us

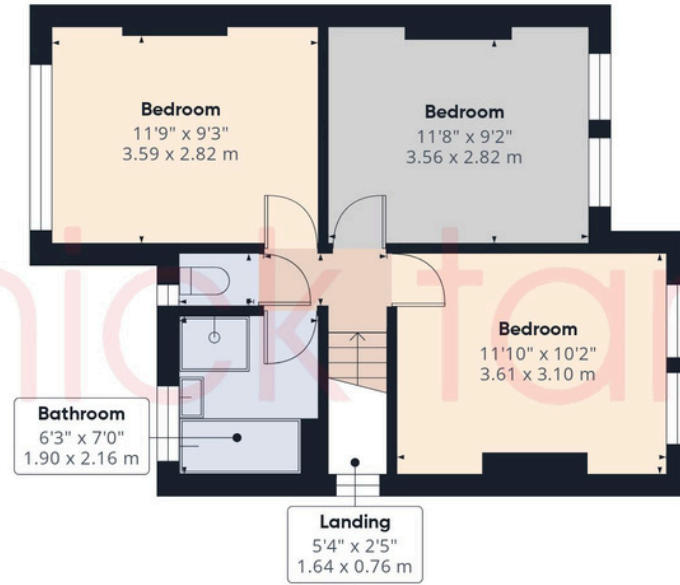
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

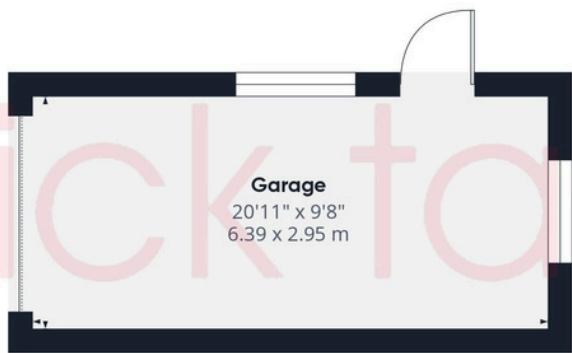
1131 ft²

105.1 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.

GIRAFFE360



Ground Floor Building 2

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Ground Floor

Entrance hall which has UPVC style front door and window, radiator, staircase rising to the first floor, understairs storage cupboard and doors to the...

Kitchen which has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, integrated slim line dishwasher, plumbing for washing machine, space for dryer, built in double oven, separate four ring gas hob with extractor fan over, Minton style storage cupboard, Minton style tiled flooring and UPVC double glazed window to the rear.

Dining room which has electric fire with feature wood surround, radiator and x2 UPVC double glazed window to the fore.

Living room which has gas fire with feature wood surround and marble effect back tile and hearth. Dining area which has wood effect flooring, radiator and UPVC double glazed patio doors that lead outside.



Outside

To the rear of the property there is a paved patio area, brick built Koi Carp fish pond, lawn and potential for a vegetable patch.

To the front of the property there is parking which is approached via a shared driveway which further leads to a detached garage that has the benefit of an up and over doors and the benefit of power and lighting.

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 which has UPVC double glazed window with obscure glass to the side, hatch to roof space and doors to...

Separate WC

Bathroom which has a white suite comprising of panel bath with mixer tap, pedestal wash hand basin with mixer tap, shower cubicle, heated towel rail, part tiled walls and UPVC double glazed windows with obscure glass to the fore.

Bedroom which has a radiator and UPVC double glazed window to the fore.

Bedroom which has built in wardrobes, radiator and UPVC double glazed window to the rear.

Bedroom which has a radiator and x2 UPVC double glazed windows to the rear.



EPC: D62

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 recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.



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