



5 Poplar Road,
Bradmore,
Wolverhampton,
WV3 7DP

nick tart

Key Features

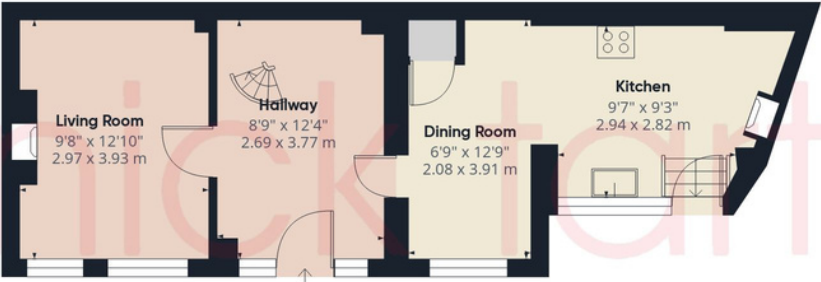
- Entrance hall
- Living room
- Kitchen with wood burner
- Dining area
- Landing with wood burner
- Wet room
- Choice of two bedrooms
- Block paved driveway & car port
- Outbuilding / Stores

Contact Us

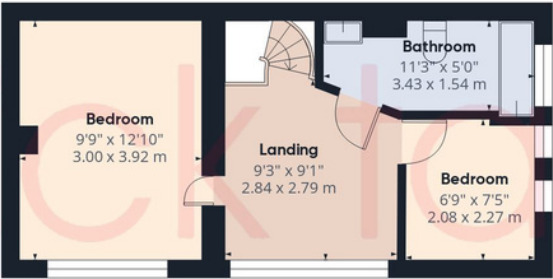
01902 755585

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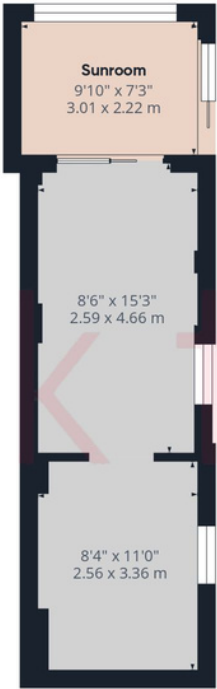




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1062 ft²
98.7 m²

Reduced headroom

15 ft²
1.4 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

Entrance hall Enjoys beautiful Herringbone style wood style wood flooring, radiator, a spiral staircase to the first floor and doors to...

Living room Has a feature fireplace with gas fire and a marble effect back and hearth, wood effect flooring, double glazed windows to the fore and a radiator.

Dining Kitchen Offers a breakfast / dining area, Herringbone style wood flooring, radiator, double glazed window to the fore and storage cupboard. An arched opening then leads to the kitchen area which has a matching range of wall and base level units with work surfaces over, plumbing for washing machine, integrated dish washer, *Belfast* style sink unit with mixer tap, double oven with gas hob and extractor fan over, feature wood burner, double glazed windows to the fore and an accompanying stable door to the front courtyard.



Outside

To the front of the property is a block paved **driveway** that allows for off road parking. A farmhouse style gate takes you to the **car port** whilst a paved pathway leads you to a most useful outbuilding which benefits from power and light points.

The paved patio style pathway continues past a water feature which leads to the front courtyard which has space for seating and outside dining.

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 Herringbone style wood flooring, wood burner, double glazed sliding patio style door to the fore and doors to...

Wet room which has a shower area, jacuzzi style bath with mixer tap over, WC, pedestal wash hand basin, heated towel rail, tiled flooring, fully tiled walls and double glazed windows with obscure glass to the side.

Bedroom which has a range of fitted wardrobes with matching overhead storage, radiator, wood effect flooring and double glazed windows to the fore.

Bedroom which has x2 double glazed windows to the side, radiator and wood effect flooring.



EPC: E54

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected and the gas combination boiler is housed in the loft.

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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