



Gable Cottage,
24A Church Road,
Codsall,
Wolverhampton,
WV8 1ED

nick tart

Key Features

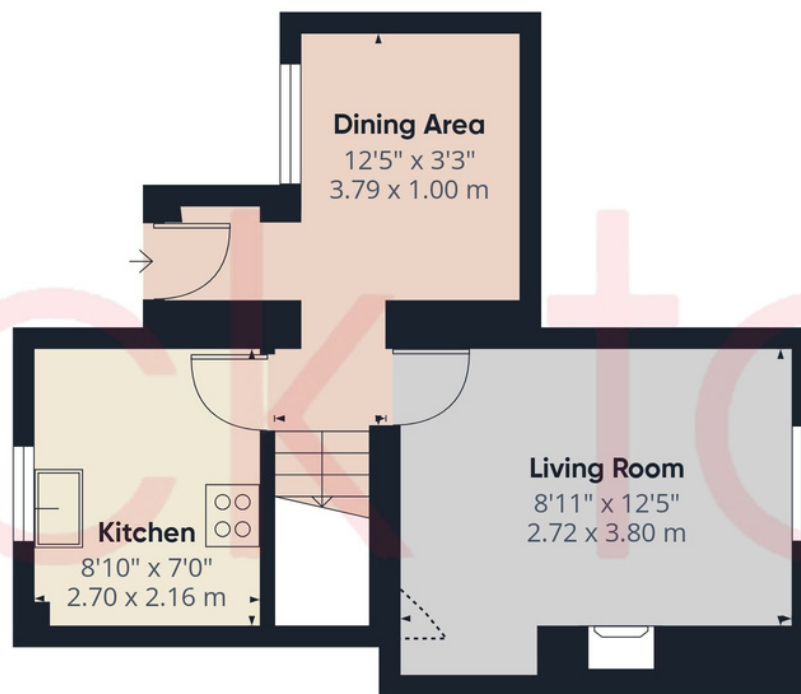
- Entrance
- Dining area
- Kitchen
- Living room
- Bathroom with shower
- Choice of two bedrooms
- Communal car parking area
- Communal courtyard

Contact Us

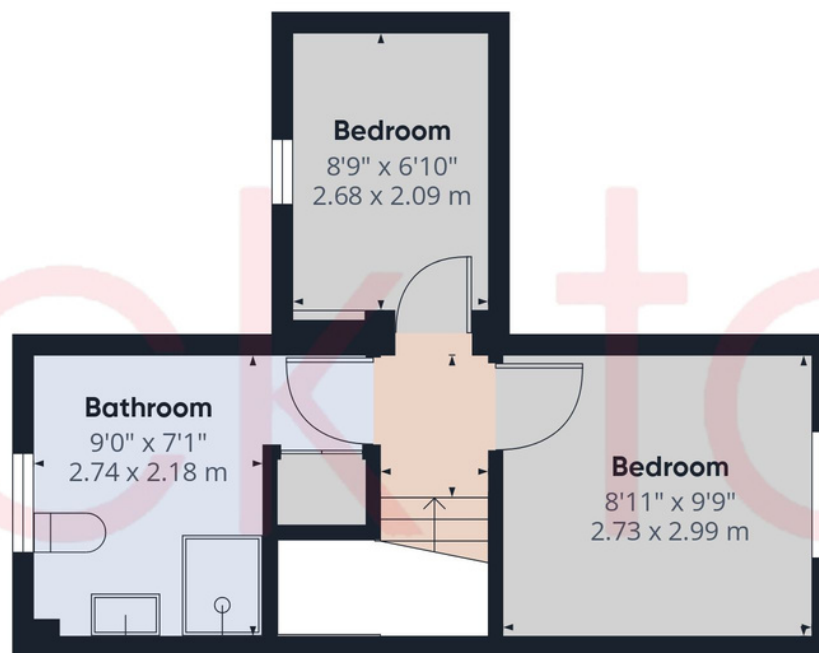
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

525 ft²

49 m²

Reduced headroom

1 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

Entrance Approached via a composite style *Stable* door with a single glazed window to the side, tiled flooring and an opening leads to the...

Dining area Has tiled flooring, radiator and UPVC double glazed window to the fore.

Kitchen Enjoys a matching range of wall and base level units with work surfaces over, plumbing for washing machine, space for fridge freezer, radiator, wall mounted gas boiler, tiled flooring, sink unit with mixer tap, gas cooker point with extractor fan over and a UPVC double glazed window to the fore.

Living room Has a feature fireplace with a gas fire (not tested), UPVC double glazed window to the rear and a radiator.



Outside

There is a **communal car parking area**, a communal courtyard & garden, x2 allocated storage units and gated access to the side of the property which leads directly onto Church Road itself. We are advised there is a £200 per year charge for the maintenance of the courtyard and shrubbery.

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 doors to...

Bathroom Offers a suite comprising of a corner sunken bath, WC, pedestal wash hand basin, separate shower cubicle with an electric *Triton* shower unit, radiator, wood effect lino flooring, part tiled walls, UPVC double glazed window with obscure glass to the fore and a storage cupboard housing the hot water cylinder.

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

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



EPC: E48

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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