121 Court Road, Wolverhampton, WV6 0JL

nick tart

Key Features

- Enterance hall
- Sitting room
- Living & Dining areas
- Kitchen
- Downstairs WC
- Choice of three bedrooms
- Bathroom
- Rear garden

Contact Us

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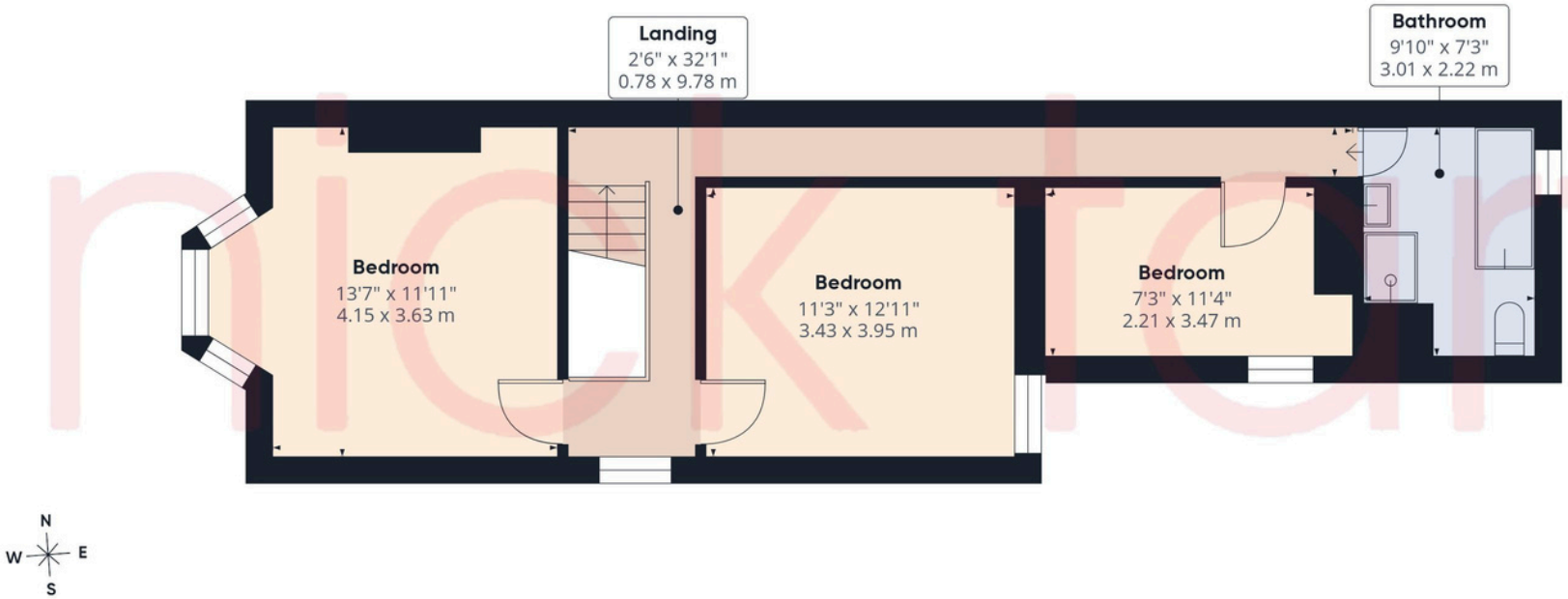
Ground Floor



Floor 1

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Approximate total area(1)

1308 ft²

121.6 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.

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Ground Floor

Entrance hall This is approached from the side of the building with a composite style front door, radiator, understairs storage cupboard, staircase rising to the first floor and doors to...

Sitting room Has a feature fireplace, radiator and UPVC double glazed bay window to the fore.

Living area Has *Herringbone* style wood effect flooring, nook for electric fire, radiator, UPVC double glazed windows to the rear and side and a squared opening leads to the…

Dining area Has *Herringbone* style wood effect flooring, vertical radiator, fireplace, UPVC double glazed window to the side and an internal door leads to the…

Kitchen Has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, gas cooker point with extractor fan over, plumbing for washing machine, space for dryer, additional plumbing for dishwasher, tile effect flooring, radiator, hatch to roof space, UPVC double glazed window to the side and an opening that leads to the downstairs WC and rear access.

Outside

To the rear of the property is a **garden** that has a paved patio area with steps leading up to the lawn, a pathway running along the side of the property and gated access to the fore.

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

L-shaped **landing** Has hatch to roof space, radiator, UPVC double glazed window to the side and doors to the…

Bathroom Has a suite comprising of wood panel bath, separate shower cubicle with electric *Tritan* shower unit, storage cupboard, WC, wash hand basin with mixer tap and vanity unit under, heated towel rail, tiled flooring and UPVC double glazed window with obscured glass to the rear.
Bedroom Has a vertical radiator and UPVC double glazed window to the side.
Bedroom Has a radiator, fitted storage unit over and UPVC double glazed window to the rear.
Bedroom Has a UPVC double glazed bay window to the fore and a radiator.

EPC: E54
Tenure – we are advised the property is Freehold.
Services – we are advised all mains services are connected.
Council Tax – **Band B** (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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