



23 Lapper Avenue,
Lanesfield,
Wolverhampton,
WV4 6PR

nick tart

Key Features

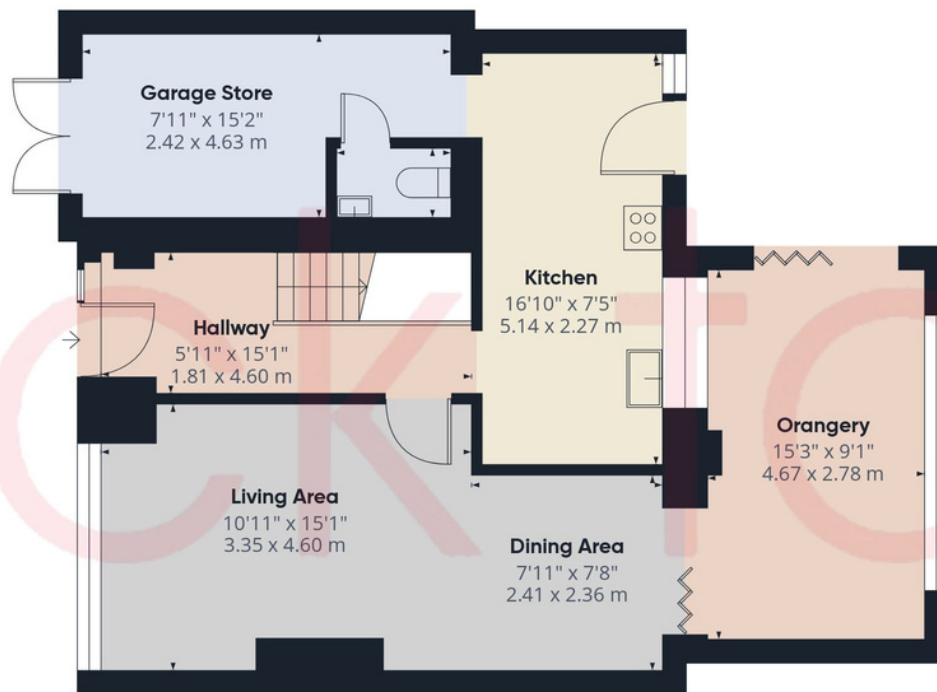
- Semi detached (link)
- Entrance hall
- Living and dining areas
- Orangery
- Kitchen
- Three bedrooms
- Bathroom
- Rear garden
- Driveway
- Garage store with WC

Contact Us

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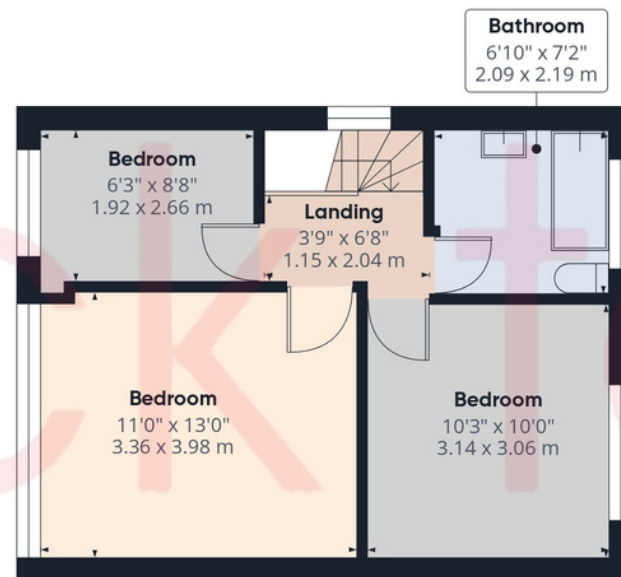


Ground Floor

Approximate total area⁽¹⁾

1085 ft²

100.9 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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Ground Floor

Entrance hall Approached via a composite style front door with obscure glass, vertical radiator, tiled flooring, understairs storage cupboard, staircase rising to the first floor and doors to...

Living and dining areas Has UPVC double glazed window to the fore, x2 vertical radiators, exposed floorboards and bi-foldable doors lead to...

The **Orangery** extension has a Sky lantern ceiling, UPVC double glazed windows to the rear, UPVC double glazed bi-foldable doors to the side, vertical radiator, porcelain tiled flooring and inset spotlights.

Kitchen Has a matching range of wall and base level units with work surfaces over, plumbing for dishwasher, gas cooker point with extractor fan over, sink unit with mixer tap, space for *American* style fridge freezer, breakfast bar, tiled flooring, UPVC double glazed window and door to the rear.

Garage store Has the benefit of a downstairs WC, plumbing for washing machine, wall mounted gas combination boiler, the benefit of power and light points and UPVC double glazed doors lead to the fore.



Outside

To the front of the property there is a block paved **driveway** which allows parking for several vehicles.

To the rear of the property is a low maintenance **garden** with a tiled patio area, lawn and pleasant 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 hatch to roof space, UPVC double glazed window with obscure glass to the side and doors to...

Bathroom Has a suite comprising of 'P' shaped panel bath with shower attachment over, wash hand basin with mixer tap and vanity drawer unit under, WC, fully tiled walls, tiled flooring, heated towel rail, inset spotlighting and UPVC double glazed window with obscure glass to the rear.

Bedroom Has exposed floorboards, radiator, UPVC double glazed window to the rear plus inset spotlighting.

Bedroom Has wood effect flooring, inset spotlighting, vertical radiator and UPVC double glazed window to the fore.

Bedroom Has a radiator, UPVC double glazed window to the fore.

We are advised the **loft** is fully boarded, has a pull down step ladder and the benefit of power and light points.



EPC: TBD

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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