



24 Clewley Drive,
Pendeford,
Wolverhampton,
WV9 5LB

nick tart

Key Features

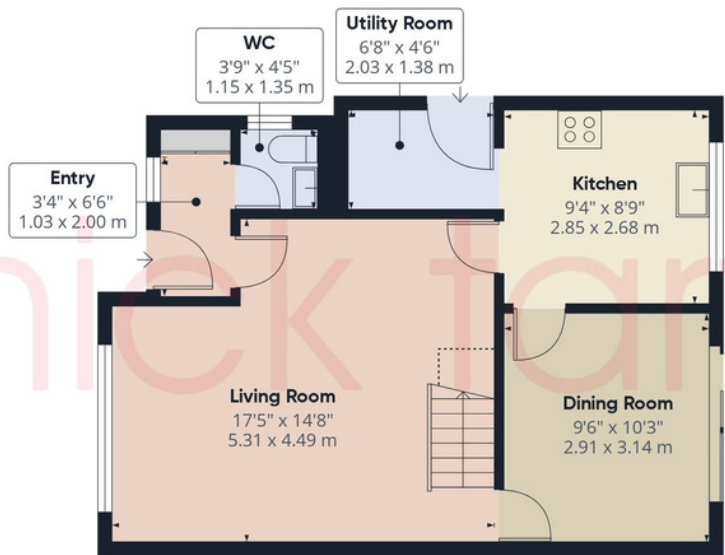
- Entrance porch
- Entrance hall
- Living room
- Dining room
- Kitchen
- Utility
- Choice of three bedrooms
- Shower room
- Driveway
- Double garage
- Rear garden with store

Contact Us

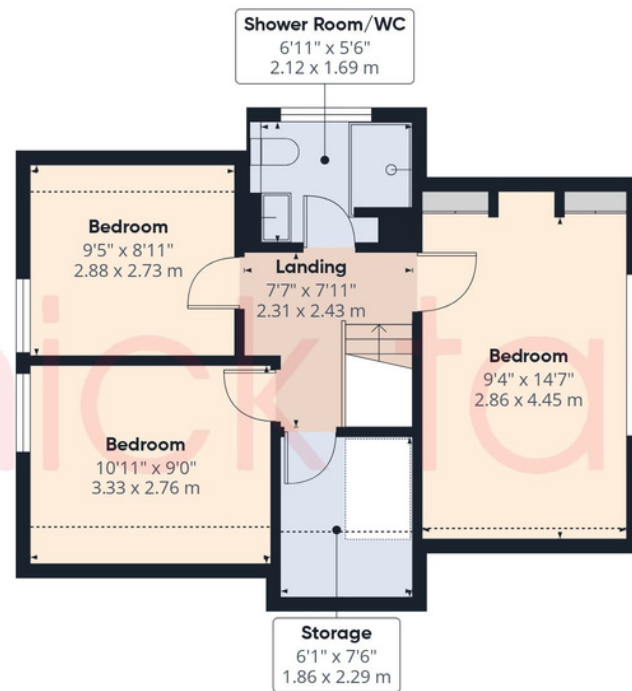
01902 755585

wolverhampton@nicktart.com

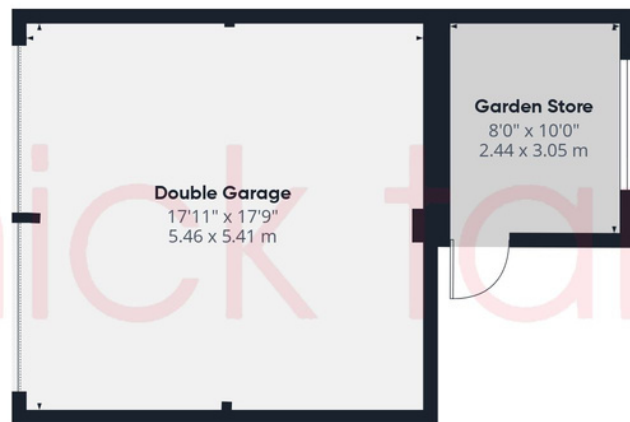




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1343 ft²

124.8 m²

Reduced headroom

68 ft²

6.3 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.

GIRAFFE360

nick tart

Ground Floor

Entrance porch leads to the...

Entrance hall Approached via a timber front door, UPVC double glazed window to the fore, storage cupboard behind sliding mirrored doors, radiator, downstairs WC and door to the...

Living room Has x2 radiators, UPVC double glazed windows to the fore, staircase rising to the first floor and internal doors to the kitchen and dining room respectively.

Dining room Has a radiator and sliding double glazed patio style doors leading outside.

Kitchen Has a matching range of wall and base level units with work surfaces over, double sink unit with mixer tap, built in double oven, separate gas hob with extractor fan over, tiled flooring, part tiled walls and an archway leading to the...

Utility Space Houses the wall mounted gas boiler, has tiled flooring, plumbing for washing machine and a single glazed timber door that leads outside.



Outside

To the rear of the property is a **garden** that is laid to lawn with pleasant shrubbery surrounding whilst to the side of the property there is a garden store and gated access to the front.

To the front of the property is a **driveway** that allows off road parking a pleasant fore garden and a most useful **double garage**.

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.

nick tart

First Floor

Landing Has the hatch to roof space, storage cupboard and doors too...

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

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

Shower room Offers a shower cubicle, wash hand basin with vanity unit under, WC, radiator, fully tiled walls and UPVC double glazed windows with obscured glass to the side.

Bedroom Has a radiator, UPVC double glazed windows to the rear and the benefit of his and her built in wardrobes with sliding mirror doors.



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.



nick tart



nick tart

