



Pine Lodge,
3 Greenhill Court,
Wombourne,
Wolverhampton,
WV5 0JA

nick tart

Key Features

- Entrance hall with downstairs WC
- Dining room
- Living room
- Sitting room
- Office / study
- Kitchen
- Utility area
- Principal bedroom with ensuite
- Additional three bedrooms
- House bathroom
- Rear garden
- Outhouse with hot tub, sauna & shower cubicle
- Driveway for ample off road parking
- Double garage

Contact Us

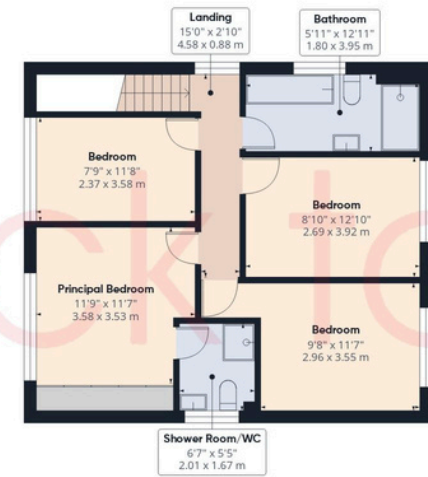
01902 755585

wolverhampton@nicktart.com

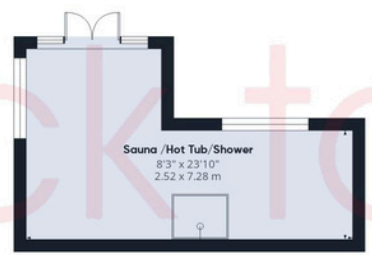




Ground Floor Building 1



Floor 1 Building 1



Building 2

Approximate total area⁽¹⁾

2434 ft²
226.2 m²

Reduced headroom

14 ft²
1.3 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.

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Ground Floor

Entrance hall Has antique style wood flooring, downstairs WC, radiator, staircase rising to the first floor and door to...

Dining room Has antique style wood flooring, radiator and UPVC double glazed windows to the fore.

Living room Has a feature fireplace, radiator and UPVC double glazed sliding patio door leading to the garden.

Kitchen Enjoys a matching range of wall and base level units with work surfaces over, breakfast bar, integrated dish washer, double electric oven with electric hob and extractor fan over, 1 ½ bowl sink unit with mixer tap and UPVC double glazed door with obscure glass leads into the...

Double garage Approached via an electric roller shutter door, sky light and benefits from power and light points.

Inner hallway Has tile effect flooring, x2 radiators and doors lead to the...

Utility area Has plumbing for washing machine, space for dryer and a work surface over.

Sitting room Has laminate flooring, radiator and UPVC double glazed sliding patio doors to the garden.

Office / Study Has a radiator and a single glazed window with obscure glass to the side.



Outside

To the front of the property is a pleasant fore garden and **driveway** that allows for off road parking.

To the rear of the property is a garden which is laid to lawn, block paved and paved patio areas, gated access to fore and a timber framed **outhouse** which houses the hot tub, shower cubicle, sauna and benefits from power and light points.

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 windows with obscure glass to the side and doors to...

Principal bedroom Offers fitted wardrobes with sliding mirrored doors, radiator and UPVC double glazed windows to the fore.

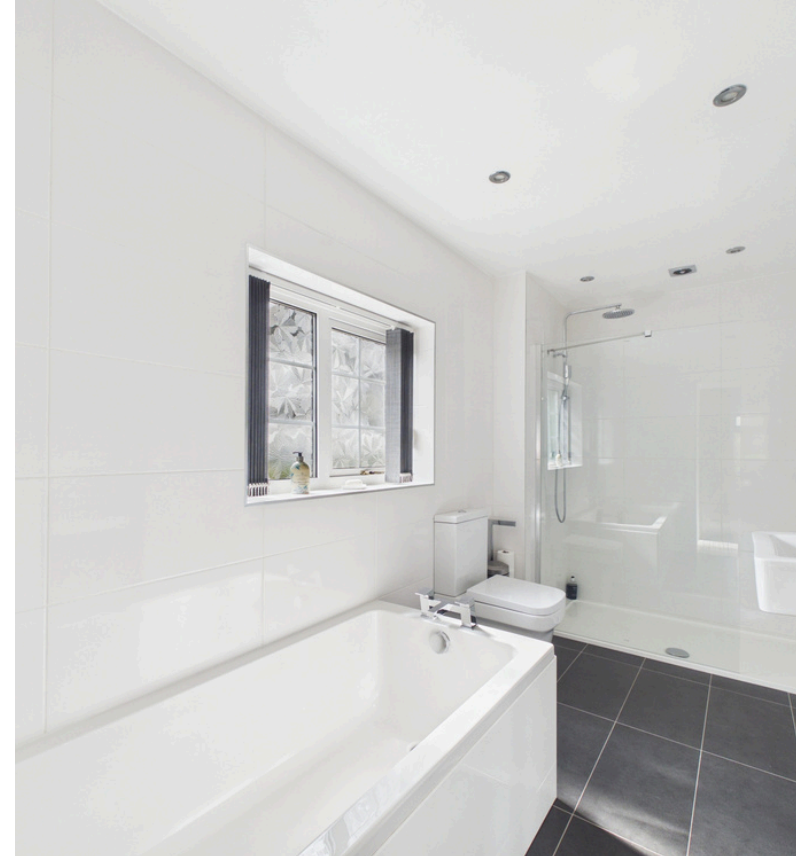
Ensuite Has a shower cubicle, WC, wall hung wash hand basin with mixer tap, heated towel rail, inset spot lighting, tiled flooring, fully tiled walls and UPVC double glazed windows with obscure glass to the side.

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

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

Bedroom Has fitted wardrobes with sliding mirrored doors, radiator and UPVC double glazed windows to the fore.

House bathroom Enjoys a suite comprising of sunken panel bath with mixer tap, wall hung wash hand basin with mixer tap, WC, heated towel rail, separate shower, tiled flooring, fully tiled walls, inset spot lighting and UPVC double glazed windows with obscure glass to the side.



EPC: D66

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band G (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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