nick tart



Flat 1 Croome House, Clifton Road, Wolverhampton, WV6 9AP

Contact Us

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Key Features

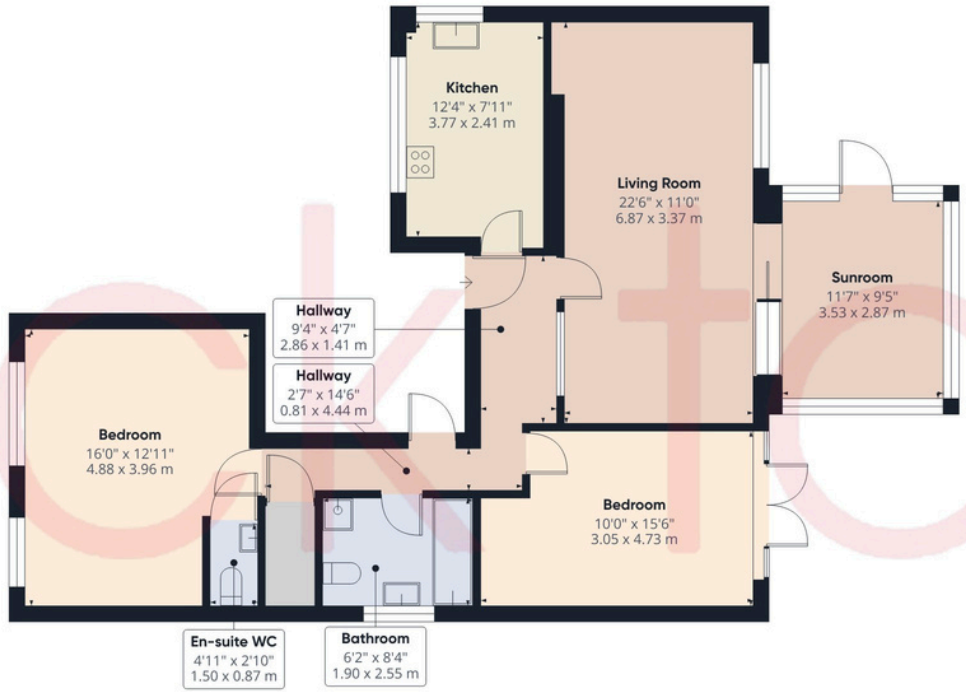
- Scenic & sought after location
- Ground floor
- 2 double bedrooms
- Car port with tandem parking
- Mature rear garden
- Outdoor store with power & potential to be a home office
- A 2nd outdoor store with power
- Walking distance from Tettenhall village & amenities



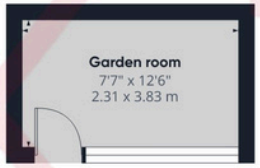
Important

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.

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.



Ground Floor Building 1



Ground Floor Building 2

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Approximate total area(1)

1084 ft²

100.6 m²

Reduced headroom

2 ft²

0.2 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

Croome House is a 1970's purpose-built development of 2 apartments positioned in the scenic, leafy location of Clifton Road, which is conveniently located only a short and pleasant walk away from Tettenhall Village with its abundance of independent amenities such as cafes and shops.

Flat 1 Croome House occupies the ground floor position, benefiting from a mature rear garden and two powered outbuildings for the enjoyment of flat 1. One of the outbuildings offers versatile additional space with potential for use as a home office or hobby room, while the second provides useful storage. There is a shared access arrangement to one garden outbuilding via the pathway only for flat 2.
A shared carport is situated to the front of the property with tandem parking.





EPC: C69
Tenure – we are advised the property is leasehold.
Lease length: we are advised there is 182 years remaining on the lease.
Ground rent: We are advised the ground rent is £50 pa.
Service charge: We are advised there is no service charge for this property.
Services – we are advised all mains services are connected.
Council Tax – **Band D** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

The interior of the 988sq ft (approx) ground floor apartment comprises of the following…

Hallway having three most useful storage cupboards with one housing the Worchester Bosch combination boiler.

Kitchen located at the front of the property fitted with worktops with storage cupboards and drawers underneath, integrated Electrolux double oven, electric hob, stainless steel inset sink with drainer and space for washer/dryer.

The generously sized **living room** comprises of a stone style fireplace with gas fire, X2 radiators a double-glazed window and leads to the…

Double-glazed **conservatory** with heated ceramic tiled floor overlooking the rear garden.

The **family bathroom** comprises of a bath, WC, washbasin, electric Mira shower, double-glazed window with opaque glass, radiator and tile effect flooring.

The **principal bedroom** is a generous sized double having double-glazed windows to the front, radiator and the benefit of an…

En-suite WC comprising of a WC, washbasin with storage underneath and extractor fan.

Bedroom 2 is also a double in size with a radiator and has double-glazed patio doors opening out onto the rear garden.





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