



260 Cannock Road,  
Westcroft,  
Wolverhampton,  
WV10 8QG

nick tart

## Key Features

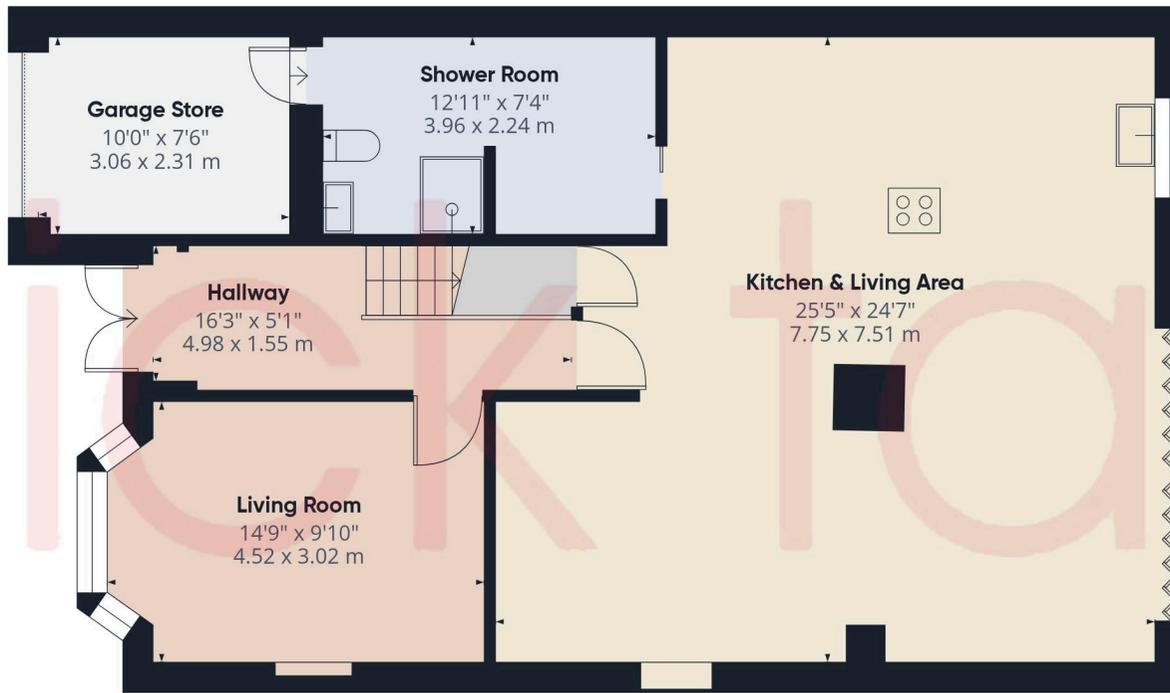
- Detached family home
- Highly presented
- Substantial plot
- Well maintained garden with patio area
- Downstairs shower room
- Integral garage store
- Convenient to M54
- Ample driveway

## Contact Us

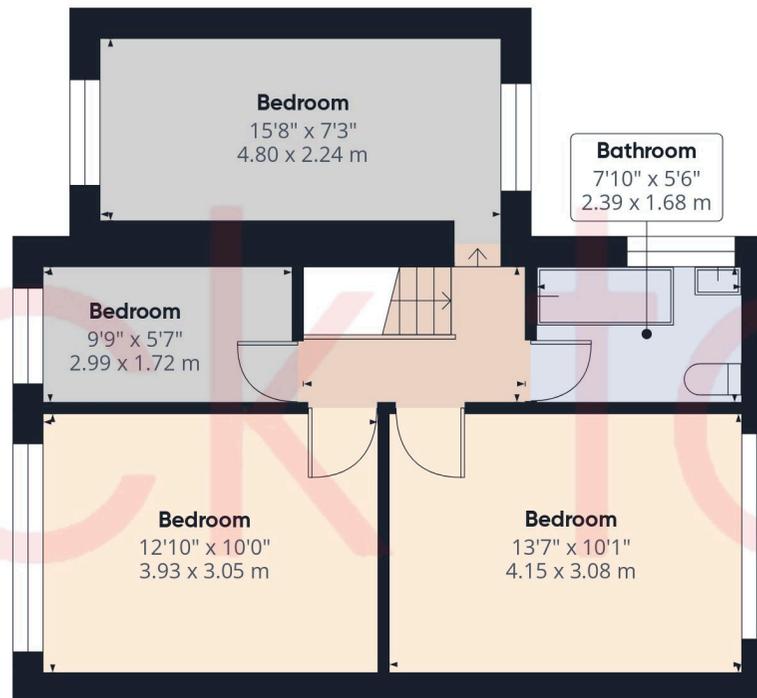
01902 755585

wolverhampton@nicktart.com





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1467 ft<sup>2</sup>

136.3 m<sup>2</sup>

(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 porch** which has tiled flooring, UPVC double glazed windows and front door that leads to the...

**Entrance hall** which has an additional UPVC double glazed front door, radiator, staircase rising to the first floor and doors too...

**Living room** which has a radiator and UPVC double glazed window to the fore.

### 'Open plan' kitchen and living area

**Kitchen area** enjoys underfloor electric heating a matching range of contemporary wall and base level units with work surfaces over, integrated dishwasher, wall mounted gas combination boiler, stainless steel sink unit with extendable mixer tap, wine cooler, breakfast bar with storage under, double electric oven, separate electric AEG hob with an inset slimline AEG extractor fan that raises upwards of the worktop, vertical radiator, tiled flooring, x2 sky lanterns, additional vertical radiator in the living area, inset spot lighting and bifold able doors that lead into the garden.

**Downstairs shower room** enjoys underfloor electric heating, shower cubicle, wash hand basin with mixer tap, tiled flooring, WC, fully tiled walls, additional storage cupboard with work surface over, radiator, wall mounted heated towel rail whilst an internal door leads to..

**Garage store** which has plumbing for a washing machine and an electric up and over door with the additional benefit of power and lighting.



## Outside

To the front of the property is a **driveway** that allows for off road parking. The rear of the property enjoys a generous timber garden store, lawn and patio area.

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** which has a hatch to roof space and doors too...

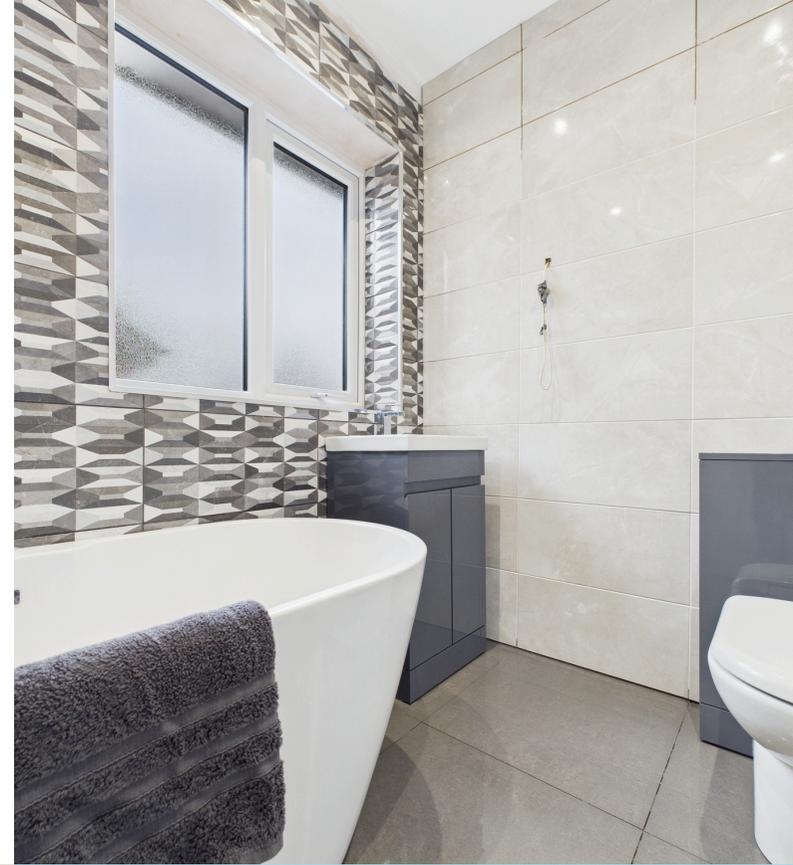
**Bedroom** which has UPVC double glazed windows to the fore and a radiator.

**Bedroom** which has UPVC double glazed windows to the fore and a radiator.

**Bedroom** which has UPVC double glazed windows to the rear and a radiator.

**Bedroom** which has dual aspect UPVC double glazed windows to the front and rear respectively and a radiator.

**Bathroom** offers a suite comprising of a freestanding bath with shower attachment adjacent, WC, wash hand basin with mixer tap and vanity unit under, wall mounted heated towel rail, fully tiled walls, tiled flooring and UPVC double glazed windows to the side.



### EPC: D67

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).

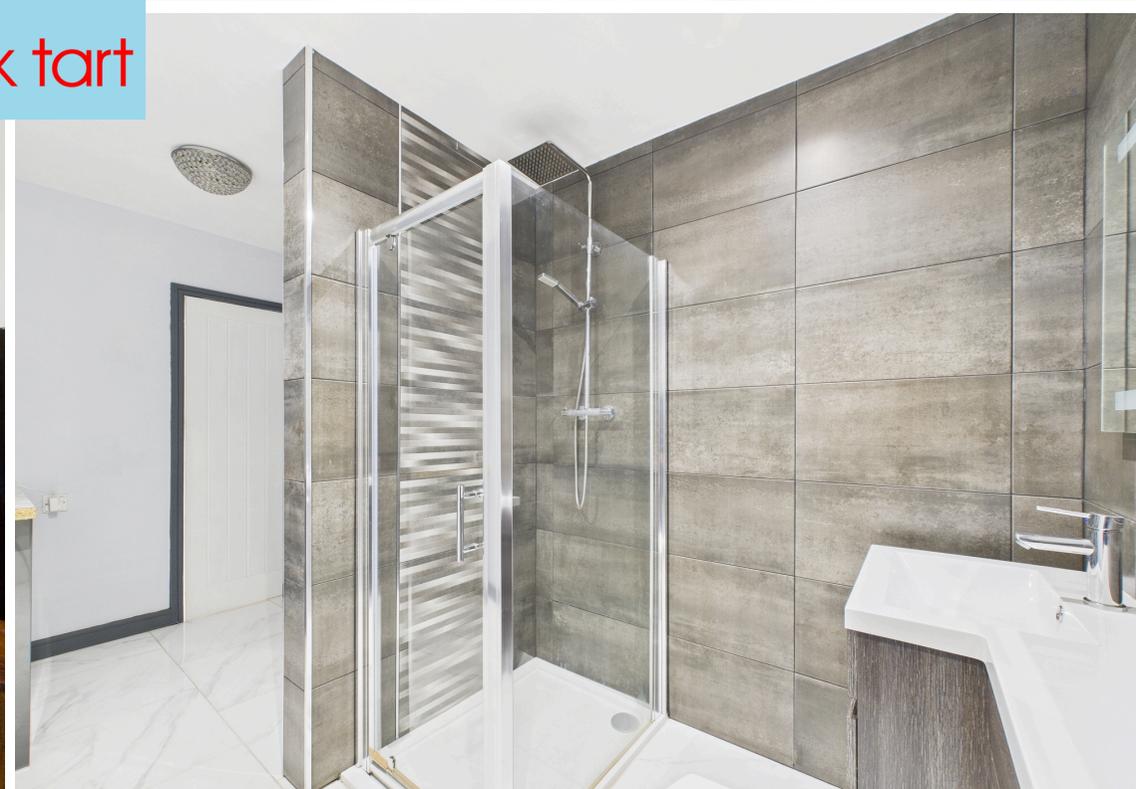
#### Important

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 recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.



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