45 Warstones Crescent
Penn
Wolverhampton
WV4 4LQ

nick tart

Key Features

- Entrance hall
- Living room
- Dining room
- Kitchen
- Choice of 3 bedrooms
- Bathroom
- Garage store
- Driveway that allows for off road parking
- Pleasant rear garden

Contact Us

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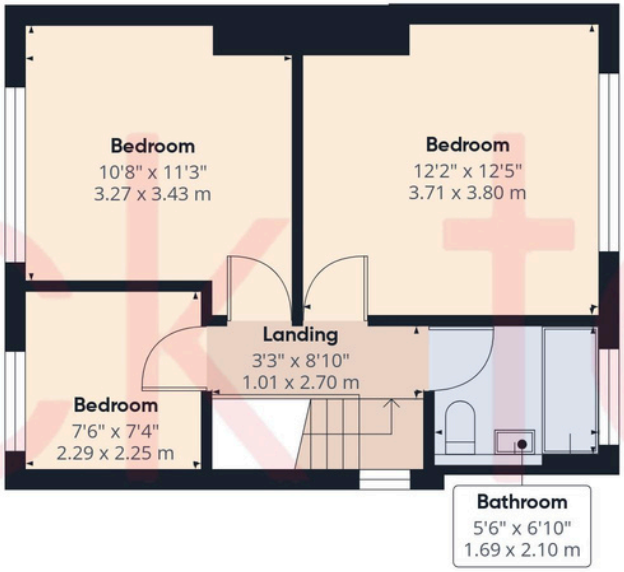
Ground Floor



Floor 1

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Approximate total area(1)

1024 ft²

95.1 m²

(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 Has a radiator, understairs storage cupboard, staircase rising to the first floor and doors / openings leading to the…

Kitchen Enjoys a matching range of wall and base level units with work surfaces over, a wall mounted *Baxi* gas combination boiler, plumbing for washing machine, plumbing for dishwasher, space for a fridge/freezer, built in oven with gas hob and extractor fan over, sink unit with mixer tap, radiator, tiled flooring, UPVC double glazed windows to the rear and side respectively and an internal UPVC door with obscure glass leads to the…

Garage store Timber double doors to the front, UPVC double glazed door and window with obscure glass to the rear and benefits from power and light points.

Living room Enjoys a feature fireplace with contemporary style gas fireplace with marble effect back and hearth, wood effect flooring, radiator and UPVC patio doors leading outside.

Dining room Has a feature fireplace, radiator and UPVC double glazed bay window to the fore.

Outside

To the rear of the property is a garden that benefits from a two tiered lawn and an AstroTurf patio area which is enhanced by external lighting.

To the front of the property is a block paved and gravelled **driveway** that allows for off road parking.

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 we are advised by the vendor that the loft space is boarded, UPVC double glazed window with obscure glass to the side and doors too…

Bathroom Has a suite comprising of sunken jacuzzi bath with mixer tap and shower over, WC, wash hand basin with mixer tap and vanity unit under, heated towel rail, tiled flooring, part tiled walls, inset spotlighting and UPVC double glazed window with obscure glass to the rear.
Bedroom Has fitted wardrobes with sliding mirror doors, radiator and UPVC double glazed windows to the rear.
Bedroom Has radiator and UPVC double glazed window to the fore.
Bedroom Has radiator and UPVC double glazed window to the fore.

EPC: D66
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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