



18A Westacre Crescent,
Castlecroft,
Wolverhampton,
WV3 9AJ

nick tart

Key Features

- First floor maisonette
- Entrance hall & landing
- Living room
- Kitchen
- Bedroom
- Bathroom
- Shared garden

Contact Us

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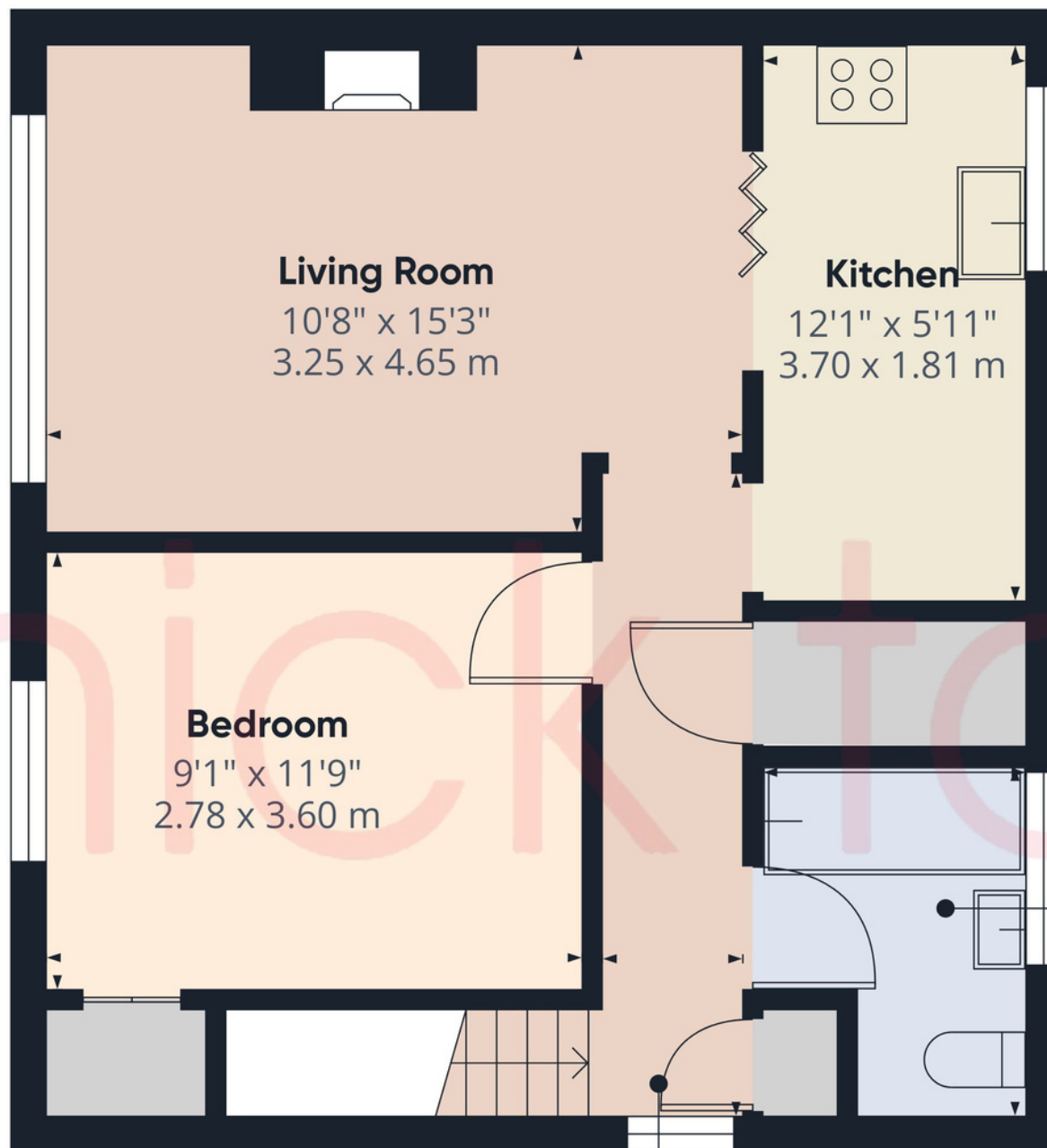


Approximate total area⁽¹⁾
 444 ft²
 41.2 m²

(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.

GIRAFFE360



Floor 1

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First Floor

Approach via the side, the **Entrance hall** has a composite style front door with obscure glass and staircase leading up to the first floor.

Landing Has a hatch to roof space, storage cupboard, additional storage cupboard housing the gas combination boiler, radiator and doors to...

Bathroom Offers a suite comprising of panel bath with shower over, pedestal wash hand basin, WC, radiator, tile effect lino flooring, part tiled walls, UPVC double glazed window with obscured glass to the rear.

Bedroom Has a built-in wardrobe, radiator and UPVC double glazed windows to the fore.



Outside

To the rear of the property is a shared garden which has the option of dividing via fencing if required.

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

Kitchen Has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, space for fridge/freezer, plumbing for washing machine, built in electric oven with gas hob and extractor fan over, radiator, tile effect lino flooring, UPVC double glazed windows to the fore and internal foldable glass doors lead to the...

Living room Has an electric fire with feature surround, radiator and UPVC double glazed window to the fore.



EPC: TBD

Tenure - we are advised the property is Leasehold.

Lease length - 125 years from 2021.

Ground rent - £10 per annum.

Service charge - £42 per month inc building insurance.

Services - we are advised all mains services are connected.

Council Tax - Band A (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.