



110 Henwood Road,
Compton,
Wolverhampton,
WV6 8PF

nick tart

Key Features

- No upward chain
- Entrance porch
- Entrance hall
- 2 double bedrooms
- Shower room
- Living room
- Kitchen
- Utility room
- Low maintenance rear garden
- Driveway to the fore

Originally a 1940's prefabricated build that was upgraded circa the year 2000. The original timber framed walling has been retained, and now forms the inner leaf of the perimeter cavity walls. Externally, the construction is presented as a pitched concrete tiled roofs with surmounting facing brick elevations.

Contact Us

01902 755585

wolverhampton@nicktart.com



Kitchen
10'2" x 9'4"
3.12 x 2.85 m

Shower Room
7'10" x 7'10"
2.41 x 2.39 m

Utility Room
8'8" x 7'9"
2.66 x 2.38 m

Living Room
10'2" x 16'4"
3.10 x 5.00 m

Bedroom
10'3" x 11'2"
3.12 x 3.43 m

Bedroom
10'2" x 13'3"
3.12 x 4.05 m

Approximate total area⁽¹⁾
740 ft²
68.7 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.

nick tart

Ground Floor

Entrance porch which has a composite style front door, UPVC double glazed windows and tiled flooring.

Entrance hall which has a composite style front door with stained glass, radiator, storage cupboard and doors too...

Shower room which offers a shower cubicle with electric *Triton* shower unit, WC, wash hand basin with mixer tap and vanity unit under, radiator, UPVC double glazed windows with obscure glass to the fore.

Bedroom which has fitted wardrobes, radiator and UPVC double glazed windows to the fore.

Bedroom which has fitted wardrobes, radiator and UPVC double glazed windows to the rear.



Outside

To the rear of the property is a paved patio area, timber garden store and gated access to the fore.

To the front of the property is a **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.

nick tart

Ground Floor

Living room which has a radiator and UPVC double glazed windows to the rear.

Kitchen which has a matching range of wall and base level units with work surfaces over, 1 ½ bowl sink unit with mixer tap, integrated fridge, integrated freezer, built in electric oven and hob with extractor fan over, UPVC double glazed windows to the fore and a UPVC double glazed door with obscure glass leads to the side.

Utility which has a matching range of wall and base level units, wall mounted gas combination boiler, plumbing for washing machine, sink unit with mixer tap, UPVC double glazed windows to the rear and a UPVC double glazed door with obscure glass leading outside.



EPC: D65

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – **Band B** (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.



nick tart



nick tart

