



18 Springhill Grove,
Penn,
Wolverhampton,
WV4 4SU

nick tart

Key Features

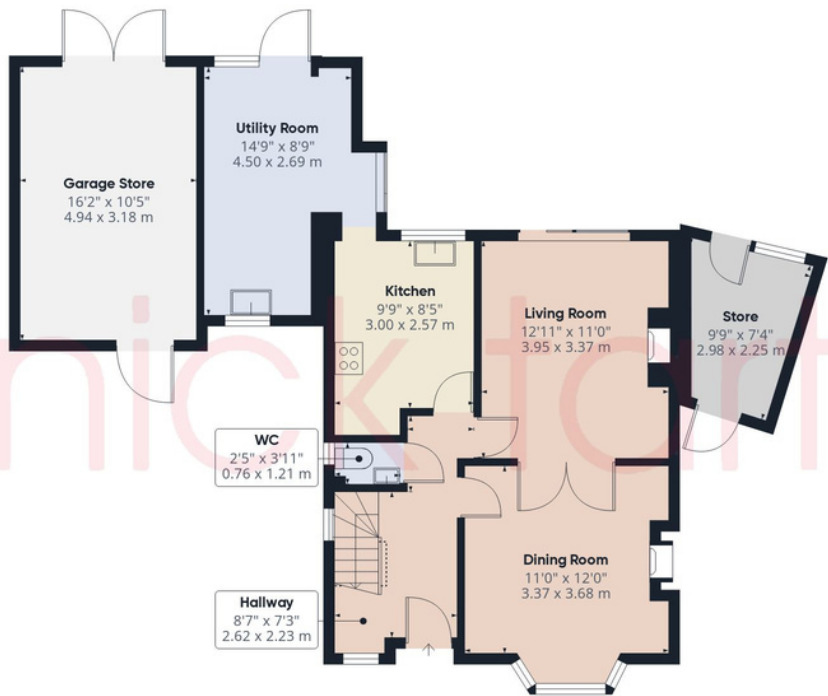
- Highly presented
- Elevated position
- Convenient road access
- Utility
- Generous loft space
- Timber detached garden room
- Downstairs WC
- Garage Store
- Additional garden store
- Manicured rear gardens

Contact Us

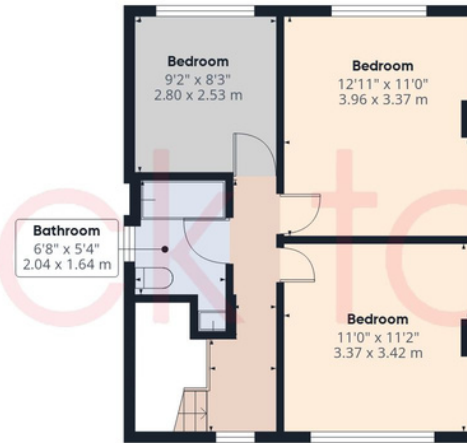
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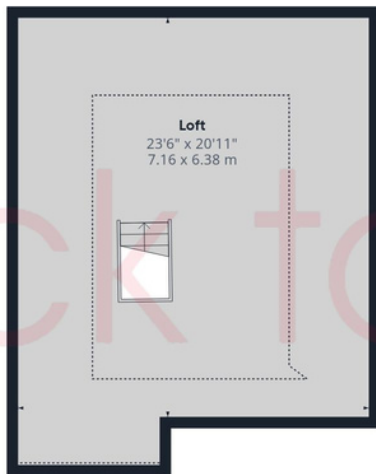




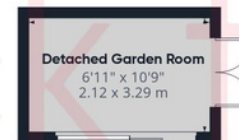
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1822 ft²

169.3 m²

Reduced headroom

327 ft²

30.4 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.

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Ground Floor

Entrance hall Has a composite style front door with obscure glass, UPVC double glazed window with obscure glass to the fore, radiator, downstairs WC, staircase rising to the first floor and doors to the...

Dining room Has a feature fireplace with exposed brickwork, radiator, squared bay opening with UPVC double glazed windows to the fore and internal double doors lead to the...

Living room Enjoys a wood burner with tiled hearth, radiator and UPVC double glazed sliding patio doors lead out to the garden.

Kitchen has a matching range of wall and base level units with work surfaces over, 1 ½ bowl sink unit, *DeLonghi* gas oven with five ring gas hob and extractor fan over, built in microwave, inset spotlighting, radiator, tile effect flooring and an opening leads to the...

Utility A continuation of the kitchen and offers a range of matching storage units, work surfaces, sink unit with mixer tap, integrated dishwasher, plumbing for washing machine, space for American style fridge freezer, wall mounted *Worcester Bosch* gas combination boiler, radiator, tile effect flooring and UPVC double glazed patio doors leading to the side and rear respectively.



Outside

To the rear of the property is a beautifully maintained garden with a paved patio area, lawn surrounded by colourful flowers and mature shrubbery, a separate **detached timber built garden room**, gated access to the fore and rear access to the garage store.

The front of the property is a well maintained fore garden and **driveway** offering 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, radiator and UPVC double glazed windows to the fore and doors to the...

Bathroom Has suite comprising of tiled bath with shower over, WC, pedestal wash basin, part tiled walls, tile effect vinyl flooring and UPVC double glazed windows with obscured glass to the rear.

Bedroom Fitted wardrobes, radiator and UPVC double glazed windows to the rear.

Bedroom Radiator and UPVC double glazed windows to the rear.

Bedroom Radiator and UPVC double glazed windows to the fore.



EPC: D64

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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