



29 Henwood Road,
Compton,
Wolverhampton,
WV6 8PQ

nick tart

Key Features

- Entrance hall
- Dining room
- Living room
- Kitchen
- Study / Snug
- Garden room
- Choice of 3 bedrooms
- Bathroom
- Rear garden
- Driveway

Contact Us

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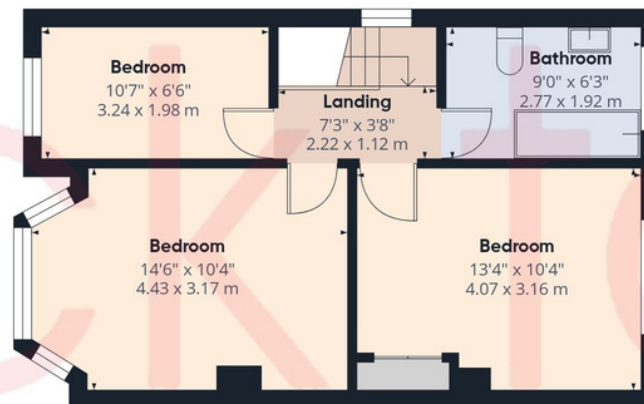


Ground Floor

Approximate total area⁽¹⁾

1077 ft²

100 m²



Floor 1

(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

Approached via a raised **driveway** and fore garden.

Entrance hall Has a *Parquet* style flooring, staircase rising to the first floor and doors to...

Study / Snug Has wood effect flooring, radiator and UPVC double glazed windows to the fore.

Dining room Has exposed floorboards, feature fireplace, radiator and UPVC double glazed windows to the fore.

Living room Has a timber style feature wall, wood effect flooring, radiator and single glazed patio doors leading outside.

Kitchen Offers a matching range of base units, sink unit with mixer tap, plumbing for dishwasher, built in electric oven and hob with extractor fan over, inset storage cupboard with the benefit of power and light points and an opening leads to the...

Garden room Has wood effect flooring, a radiator, UPVC double glazed windows and patio doors that face the garden.

Utility area Enjoys work surfaces with plumbing for washing machine under, space for dryer over, wood effect flooring and a downstairs WC.



Outside

To the rear of the property is a raised and slightly tiered **garden** with a variety of patio and lawn areas and gated access to the front.

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, UPVC double glazed window to the side and doors to...

Bedroom Has a radiator and UPVC double glazed windows to the fore.

Bedroom Has a radiator and UPVC double glazed bay windows to the fore.

Bedroom Enjoys 'His & Hers' built in wardrobes with sliding mirror doors, radiator and UPVC double glazed windows to the rear.

Bathroom Offers a suite comprising of panel bath with electric *Triton* shower over, WC, sink unit with mixer tap and vanity units under, radiator, tiled flooring, part tiled walls, UPVC double glazed window with obscure glass to the rear.



EPC: D65

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

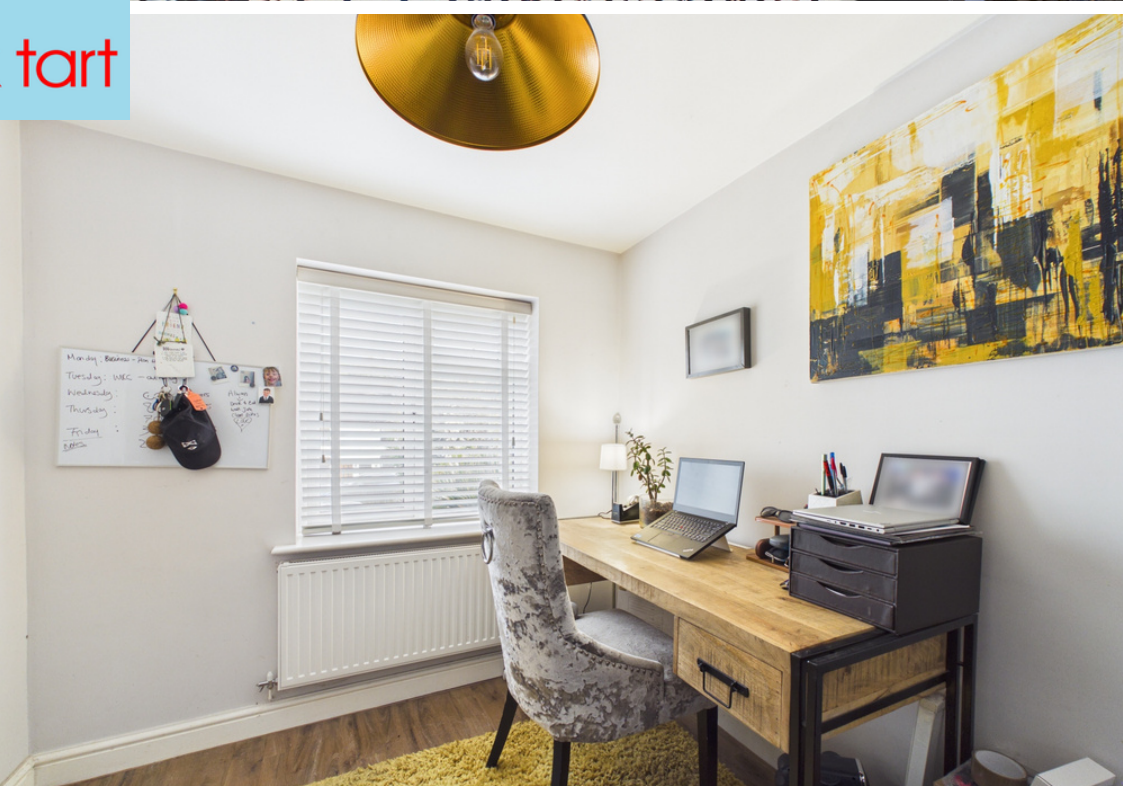
Council Tax – Band C (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

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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