



56 Birches Road
Codsall
Wolverhampton
WV8 2JR

nick tart

Key Features

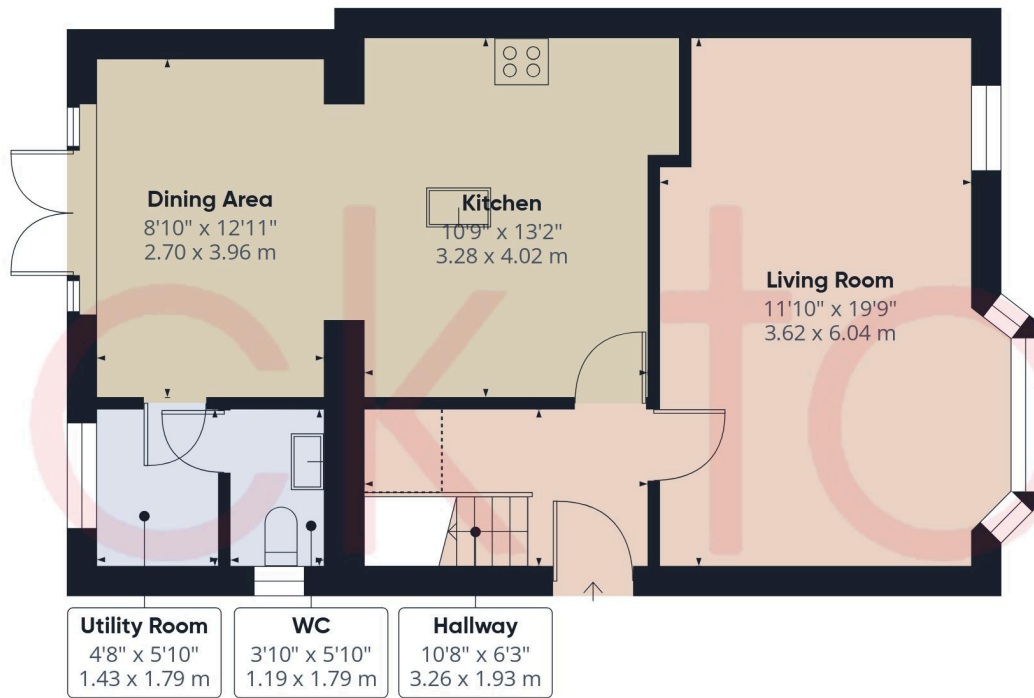
- Generous plot
- Convenient to local shops
- Convenient to train station
- Utility room
- Downstairs WC
- Low maintenance rear garden

Contact Us

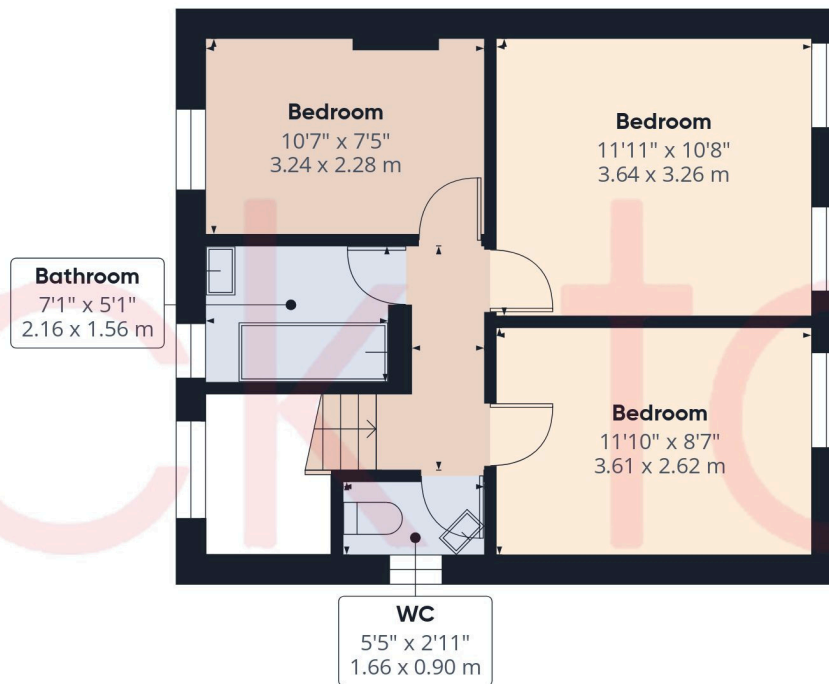
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1036 ft²

96.2 m²

Reduced headroom

9 ft²

0.9 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 approached via the side door and enjoys a composite style front door with obscure glass, radiator and a staircase rising to the first floor.

Living room which has a feature gas fireplace with attractive surround, x2 radiators and x2 UPVC double glazed windows to the fore.

Kitchen area which has a matching range of wall and base level units with work surfaces over, integrated dishwasher, sink unit with mixer tap, double electric oven, separate 5 ring gas hob with extractor fan over, radiator, wood effect flooring, inset spot lighting and a squared opening that leads to the...

Dining area which has x2 Velux double glazed skylights, UPVC double glazed patio doors leading outside, radiator and wood effect flooring.

Utility which has work surface with plumbing for washing machine and space for dryer under, wall mounted gas combination boiler over, radiator, wood effect flooring, UPVC double glazed window to the rear and adjacent is the...

Downstair WC which includes a wash hand basin.



Outside

To the rear of the property there is a low maintenance paved and Astro turfed **garden** with 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.



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First Floor

Landing which has UPVC double glazed window to the side, radiator, hatch to roof space and doors to the...

WC which has a wash hand basin with mixer tap, radiator, WC, UPVC double glazed window with obscure glass to the side and wood effect flooring.

Bedroom which has a radiator and UPVC double glazed window to the fore.

Bedroom which has x2 UPVC double glazed windows to the fore, x2 radiators.

Bedroom which has a radiator and UPVC double glazed window to the rear.

Bathroom which has a panel bath with shower attachment over, wash hand basin with mixer tap and vanity unit under, radiator, wood effect flooring, inset spot lighting, part tiled walls and UPVC double glazed window with obscure glass to the rear.



EPC: TBD

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 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.



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