



6 Tanner Court,
Codsall,
Wolverhampton,
WV8 1FB

nick tart

Key Features

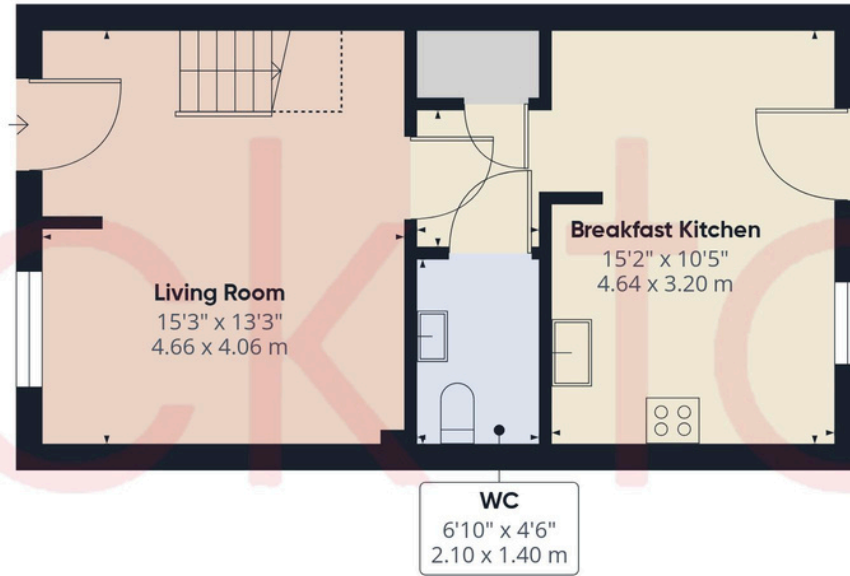
- SHARED OWNERSHIP
- 25% Equity to the vendor
- 75% Equity to Severn Homes
- Living room
- Breakfast kitchen
- Downstairs WC
- Choice of three bedrooms
- Pleasant rear garden
- Off road parking

Contact Us

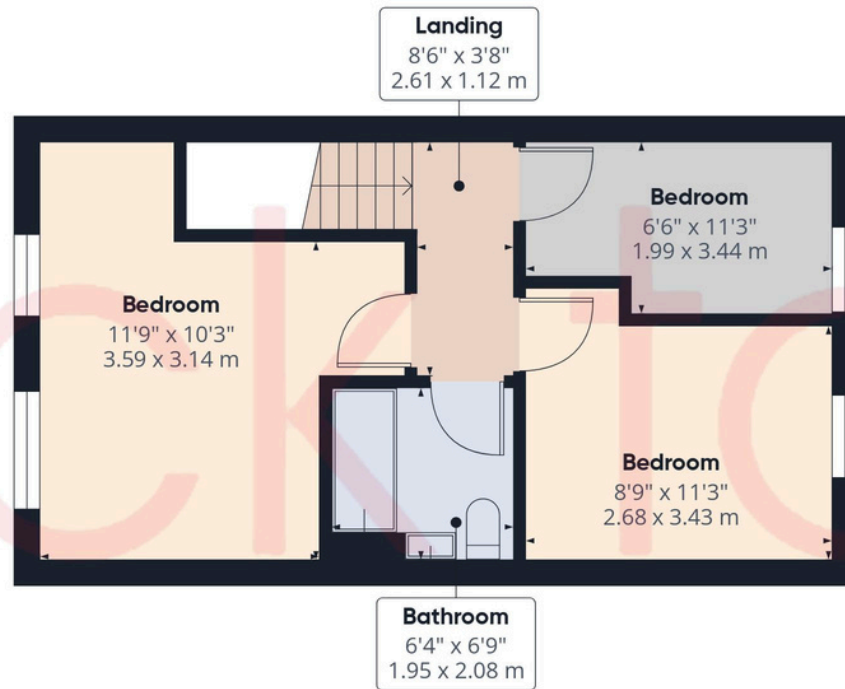
01902 755585

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

837 ft²

77.8 m²

Reduced headroom

15 ft²

1.4 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

Living room Approached via a composite style front door, staircase rising to first floor, wood effect flooring, radiator and UPVC double glazed windows to the fore.

Downstairs WC Has a pedestal wash hand basin, radiator and wood effect flooring.

Breakfast Kitchen Enjoys a matching range of wall and base level units with work surface over, 1 ½ bowl sink unit with mixer tap, plumbing for washing machine, space for fridge freezer, wall mounted *Ideal logic* gas combination boiler, built in electric oven with 4 ring gas hob and extractor fan over, radiator x2, wood effect flooring, UPVC double glazed windows to the rear and a composite style double glazed door leads to the garden.



Outside

To the rear of the property is a garden which has a small paved patio area and a lawn surrounded by timber fencing with gated access to the fore.

Off road parking is available along the side of the property.

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 a radiator and doors to...

Bathroom Offers a suite comprising of panel bath with shower over, pedestal wash hand basin, WC, part tiled walls, wood effect flooring and heated towel rail.

Bedroom Has a hatch to the roof space, wood effect flooring, radiator, alcove for wardrobe space and x2 UPVC double glazed windows to the fore.

Bedroom which has wood effect flooring, radiator and UPVC double glazed windows to the rear.

Bedroom which has wood effect flooring, radiator and UPVC double glazed windows to the rear.

We are advised the monthly rent to Severn Homes is £591.27
The monthly service charge is £31.52 and includes building insurance.



EPC: E52

Tenure – we are advised the property is Leasehold. If the vendor purchases 100% of the property, the freehold will transfer to them.

Lease: 91 years remaining on the lease.

Service charge: £31.52 monthly, including building insurance.

Shared ownership: 25% Equity to the vendor, 75% Equity to Severn Homes.

Rent: We are advised the monthly rent to Severn Homes is £591.27

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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