nick tart



20 Clark Road, Compton, Wolverhampton, WV3 9NP

Contact Us

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Key Features

- Porch
- Entrance hall
- Living room
- Sitting / Dining room
- Kitchen
- Utility & Downstairs WC
- Choice of three first floor bedrooms
- Bathroom
- Second floor attic bedroom
- Off road parking
- Rear garden with garden storage unit

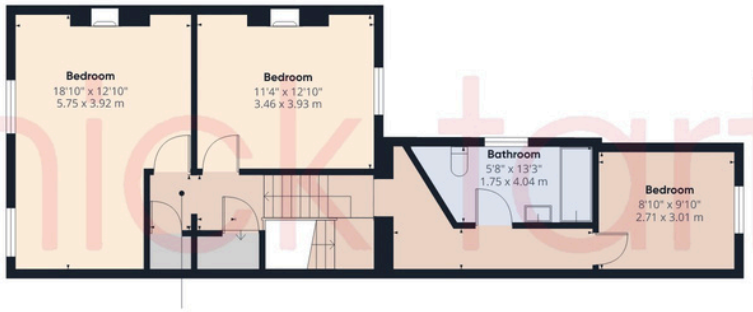


Important
We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to 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.

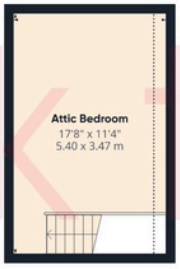
Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified 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.



Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

1582 ft²

146.9 m²

Reduced headroom

13 ft²

1.2 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

To the front of the property is a **block paved driveway** and a **porch** that leads to the…

Entrance hall Has a timber frame single glazed front door with obscure glass, understairs storage cupboard leading to the cellar, radiator, staircase rising to the first floor, mosaic style flooring (not original) and doors to the…

Living room Enjoys exposed timber flooring, feature fireplace with tiled back and hearth, UPVC double glazed sash style windows to the fore, window seat and radiator.

Sitting / Dining room Has wood effect flooring, radiator and UPVC double glazed sash style windows to the rear.

Kitchen Offers a matching range of wall and base level units with work surfaces over, *Belfast* style sink unit with mixer tap, seating / dining area, gas cooker point with extractor fan over, integrated dishwasher, wood effect tiled flooring and an opening to the…

Utility area This houses the wall mounted gas combination boiler, radiator, wood effect tiled flooring, plumbing for washing machine with work surface over, circular sink unit with mixer tap and a UPVC double glazed window to the side whilst an internal door leads to the **downstairs WC.**





Outside

To the rear of the property there is a paved courtyard style area with steps up leading to the lawn and garden storage unit.

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First / Second Floor

First floor split landing has the hatch to roof space, storage cupboard, staircase rising to second floor and doors to…

Bedroom Has radiator and UPVC double glazed sash style windows to the rear.

Bathroom Enjoys a suite comprising of panel bath with shower over, WC, pedestal wash hand basin with mixer tap, heated towel rail, wood effect hard flooring, WC and UPVC double glazed sash style windows with obscure glass to the side.

Bedroom Has a feature fireplace, radiator and UPVC double glazed sash style windows to the rear.

Bedroom Has a feature fireplace, wood effect flooring, x2 radiators and x2 UPVC double glazed sash style windows to the fore.

Second Floor

Attic bedroom Has double glazed Velux windows, radiator and eave storage.





EPC: E41

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).





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