



31 Ormes Lane,  
Tettenhall,  
Wolverhampton,  
WV6 8LL

nick tart

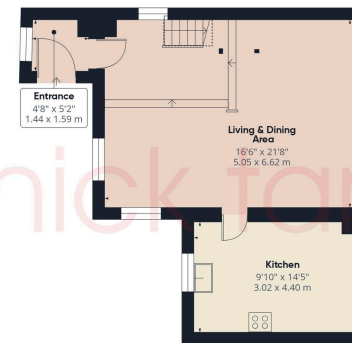
## Key Features

- No upward chain
- Underfloor heating in kitchen
- Integrated appliances
- Garage store
- Outside patio
- Block paved driveway
- 2 En-suites
- Desired schooling surrounding
- Convenient to local shops

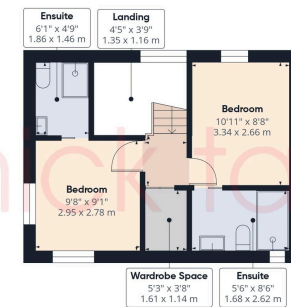
## Contact Us

01902 755585

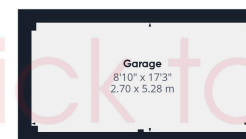
wolverhampton@nicktart.com



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



**Approximate total area\***  
981 ft<sup>2</sup>  
91.2 m<sup>2</sup>  
**Reduced headroom**  
9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(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.

GIRAFFE 360



nick tart

## Ground Floor

The **entrance** offers original parquet flooring, UPVC double glazed window to the fore, hatch to roof space and a timber stable door opens towards...

**Living and Dining area** enjoys exposed style brick work, timber staircase with glass panelling, original parquet flooring with steps down leading to the main floor space which has UPVC double glazed windows to the front and side respectively and X2 radiators.

**Kitchen** has a matching range of wall and base level units with work surfaces over, integrated fridge freezer, wall mounted gas combination boiler, integrated dish washer, under floor heating, tiled flooring, plumbing for washer/dryer, sink unit with mixer / boiler tap, double oven, inset spot lighting and a hatch to the roof space.



## Outside

Approaching the front of the property is a block paved **driveway** which has the benefit of a canopy porch, electric car charging point, patio area providing outdoor space, bin store and a single **garage** which has the benefit of power and light points and is entered via an electric roller shutter door.

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.



nick tart

## First Floor

**Landing** which has exposed style brick work, secondary glazing with stained glass, exposed floorboards, the benefit of a walk in wardrobe, decorative beams and doors too...

**Bedroom** which has UPVC double glazed windows to the side, a radiator, exposed floorboards and door to...

**Ensuite** which has a walk in shower cubicle with inset ceiling shower head, a vertical radiator, WC, circular sink with mixer tap, fully tiled walls and flooring.

**Bedroom** which has UPVC double glazed windows to the front and side, radiator, sliding door with privacy glass to the...

**Ensuite** which has a shower cubicle, WC, wash hand basin with mixer tap and vanity unit under, tiled flooring and fully tiled walls.



### EPC: D63

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected.

**Council Tax – Band E** (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.





nick tart

