



2 Fair Oak Drive,
Tettenhall Wood,
Wolverhampton,
WV6 8HX

nick tart

Key Features

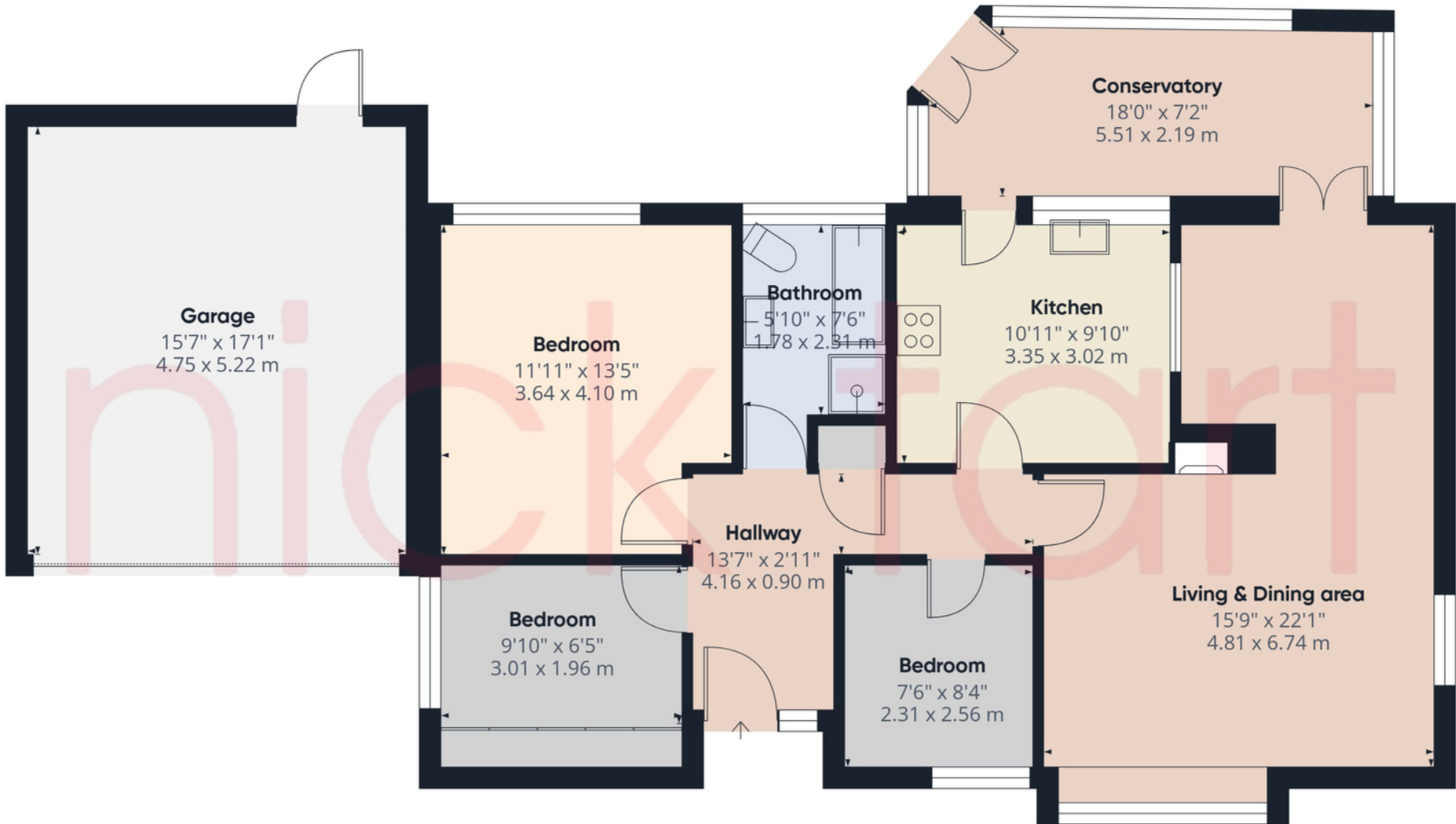
- Corner plot
- Detached bungalow
- Living & dining area
- Kitchen
- Choice of 3 bedrooms
- Bathroom
- Conservatory
- Rear garden
- Garage
- Driveway

Contact Us

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Approximate total area⁽¹⁾
 1229 ft²
 114.1 m²

(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

'L' shaped **Entrance hall** Has UPVC double glazed front door and window with obscure glass, hatch to roof space, wood effect flooring and a storage cupboard housing the Worcester gas combination boiler.

Bedroom Enjoys fitted wardrobes, radiator and UPVC double glazed windows to the side.

Bedroom Offers fitted wardrobes with matching dressing table and bedside cabinets, radiator and UPVC double glazed windows to the rear.

Bedroom / Study Has a range of fitted furniture, radiator and UPVC double glazed windows to the fore.

Bathroom Offers a suite comprising of panel bath, separate shower cubicle, WC, wash hand basin with mixer tap and vanity unit under, heated towel rail, tiled flooring, fully tiled walls and UPVC double glazed windows with obscure glass to the rear.



Outside

To the rear of the property the garden is laid to lawn with a small patio area and pleasant flowers and mature shrubbery surrounding. To the front of the property is a **driveway** that allows off road parking and a fore garden that sweeps around 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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Ground Floor

Kitchen Has a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, integrated freezer, integrated fridge, electric cooker point with extractor fan over, plumbing for washing machine, plumbing for dishwasher, wood effect flooring, UPVC double glazed windows and a door that leads to the...

Conservatory Which is of brick and UPVC construction and has wood effect flooring.

'L' shaped **Living and Dining area** has a feature fireplace, wood effect flooring, x2 radiators, UPVC double glazed windows to the front and side respectively and further internal doors lead to the conservatory.

Garage Has an electric roller shutter door to the fore, a separate garden entrance at the rear and has the benefit of power and light points.



EPC: D65

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 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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