



6 Redmoor Gardens
Penn
Wolverhampton
WV4 5QS

nick tart

Key Features

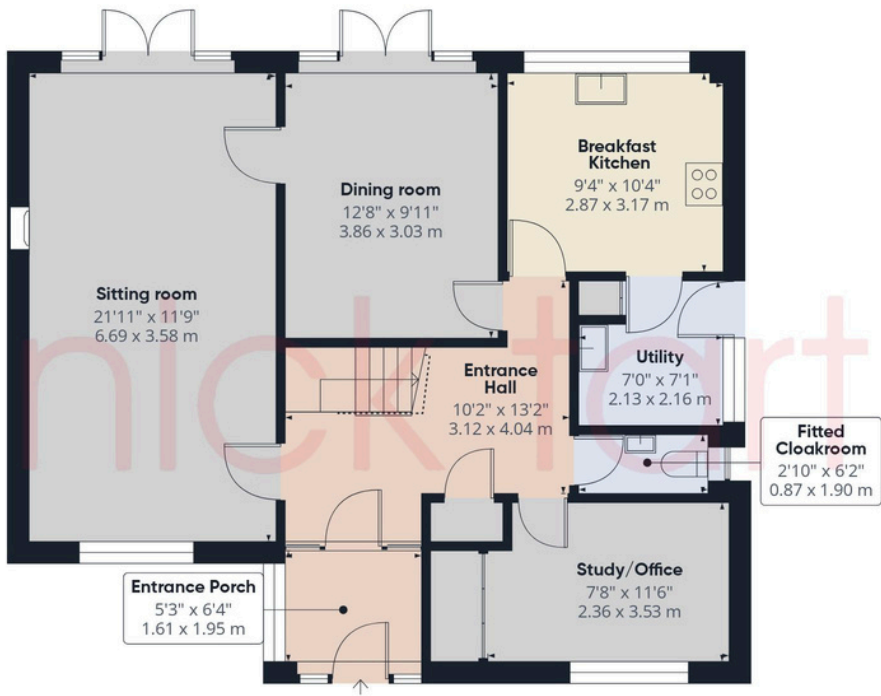
- No upward chain
- Entrance porch & Entrance hall
- Fitted cloakroom
- Full length sitting room with Minster stone fireplace
- Separate dining room
- Good size study/office
- Fitted breakfast kitchen & separate utility
- Choice of four bedrooms with principal bedroom having ensuite
- Fitted family bathroom
- Gas central heating & double glazing
- Ample off road parking & double width garage
- Enclosed private rear garden

Contact Us

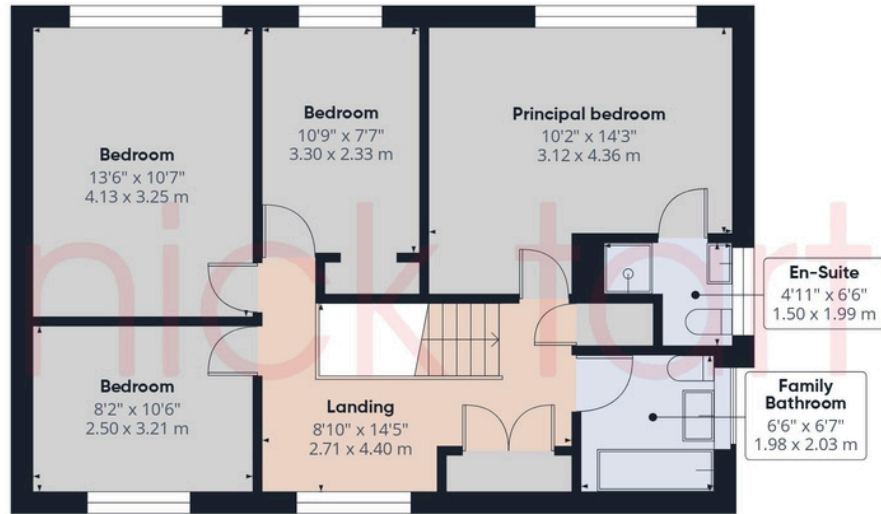
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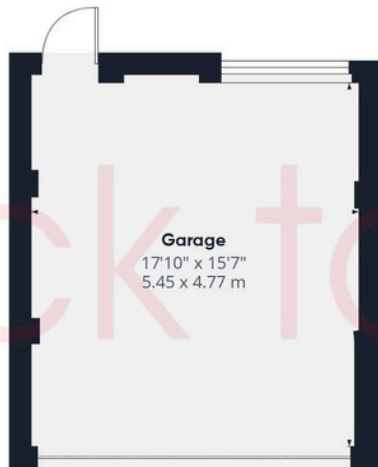




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1788 ft²

166.1 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

Double glazed **entrance porch** with ceramic tiled flooring and courtesy light.

Entrance hall with laminate flooring, dado rail, coved ceiling and built-in cloaks cupboard.

Fitted cloakroom with close coupled WC, vanity unit, dado rail, part tiled walls and tiled flooring.

Full length **sitting room** having a Minster stone fireplace with living flame gas coal effect cast iron style burner, coved ceiling, door to dining room and double glazed French doors leading to the rear garden. Separate **dining room** having wall light points and double glazed French doors leading to the rear garden.

Most useful **study/office**.

Fitted **breakfast kitchen** having matching suite of units, single drainer sink unit, tiled splash backs, a range of high gloss units, a range of wall cabinets, integrated fridge, ceramic tiled flooring, matching work surfaces incorporating split-level double oven and five ring gas hob with brushed steel canopy over.

Directly off the kitchen is a **separate utility** having a stainless steel circular sink unit, a range of high gloss units, matching work surface incorporating plumbing for washing machine, a range of wall cabinets, ceramic tiled flooring and access to the rear garden.



Outside

The property is approached via a block paved *Herringbone* style **driveway** providing ample off road parking leading to an attached **double width garage** with electric roller shutter door.

The enclosed rear **garden** is both landscaped and low maintenance with a full width patio with low level brick walling and steps leading to a raised sun terrace with an Astro turfed area, brick built boundary wall, two large built-in garden stores and separate brick built utility stores which could be used for a multitude of purposes together with a covered walkway providing dual access to both the front and rear elevations.

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

A white oak staircase leads to the first floor galleried style **landing** with built-in storage cupboards, airing cupboard with Ariston gas combination boiler.

Principal bedroom having a range of fitted furniture and fitted en suite comprising shower cubicle, vanity unit, low flush WC, heated towel rail and tiled walls.

There are **three further double bedrooms**.

Fitted **family bathroom** comprising panelled bath with shower and screen, vanity unit, low flush WC and heated towel rail.



EPC: C72

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band F (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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