



22 Clark Road,
Compton,
Wolverhampton,
WV3 9NP

nick tart

Key Features

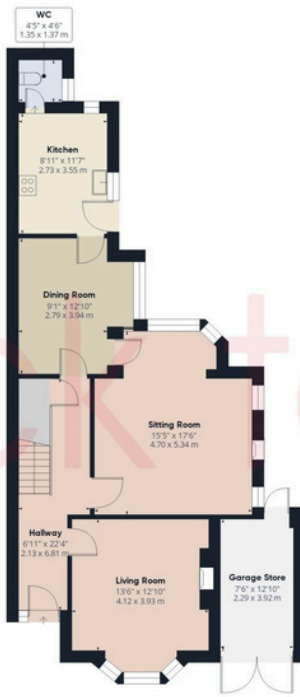
- Entrance hall
- Living room
- Sitting room
- Dining room
- Kitchen
- Downstairs WC
- Choice of four first floor bedrooms
- House Bathroom + En-suite
- Attic bedroom
- Driveway
- Garage store
- Rear garden

Contact Us

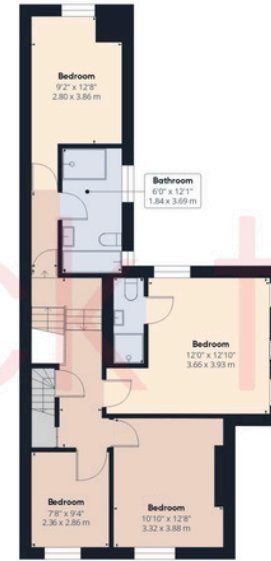
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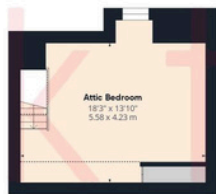




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1883 ft²
174.8 m²

Reduced headroom

24 ft²
2.2 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

Entrance hall Has a single glazed front door with obscure glass, gloss effect wood flooring, understairs storage cupboard with access to a **cellar** that has the benefit of power and light points, radiator, staircase rising to the first floor and doors to the...

Living room Enjoys a single glazed bay window to the fore, radiator and a feature fireplace with period style gas fire.

Sitting room Has a feature fireplace with contemporary style wood burner, exposed floorboards, radiator, single glazed windows to the side and single glazed door and windows to the rear.

Dining room Has wood effect gloss style flooring, single glazed windows to the side and a radiator.

Kitchen Has a matching range of wall and base level units with work surfaces over, double oven, separate four ring gas hob with extractor fan over, plumbing for washing machine, plumbing for dishwasher, one and a half bowl sink unit with mixer tap, wall mounted gas combination boiler and door to...

Downstairs WC Benefits from *Terracotta* style period tiles and obscure single glazed window.



Outside

From the kitchen, a timber stable door leads you outside to a south facing garden (as advised by the seller) with a paved patio area, slightly raised lawn, the benefit of a coal store, timber garden store, decked patio area, lawn and rear access to the garage store. To the front of the property is a **driveway** and **garage store**, approach via a lowered kerb, and the entrance hall is approached via *Terracotta* style period tiled steps.

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

Split landing Has storage cupboard, staircase rising to the second floor and doors leading off to...

Bedroom Has UPVC double glazed sash style window to the fore and radiator.

Bedroom Has wood effect flooring, radiator, UPVC double glazed sash style window to the fore.

Bedroom Has a feature fireplace with tiled hearth, UPVC double glazed windows to the side and rear respectively, vertical wall hung radiator and an internal door to the...

Ensuite Which has a shower, pedestal wash hand basin with mixer tap, WC and inset spotlighting.

Bedroom Has a built in floor to ceiling storage cupboard, hatch to roof space, radiator, UPVC double glazed window to the rear

Bathroom Offers a suite comprising of a freestanding bath with mixer tap and telephone style shower unit over, wall hung heated towel rail, shower cubicle with electric *Mira* shower attachment, pedestal wash hand basin, part tiled walls, wood effect flooring, inset spotlighting and UPVC double glazed windows with obscure glass to the side.



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Second Floor

Attic bedroom Has wood effect flooring, radiator, eaves storage and UPVC double glazed window to the rear.



EPC: TBD

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band D (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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