



18 Firsway,
Wightwick,
Wolverhampton,
WV6 8BJ

nick tart

Key Features

- Entrance porch
- Entrance hall
- Kitchen
- 'L' shaped living & dining area
- Choice of two bedrooms
- Shower room
- Bathroom
- Laundry / Utility area
- Conservatory
- Garage with WC
- Rear garden
- In-and-out driveway

Contact Us

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

3295 ft²

306.1 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

Entrance porch leads to...

Entrance hall Has a radiator, sitting and workspace areas, doors to the living room and kitchen and two steps lead up to the...

Shower room Has a shower cubicle, WC, wash hand basin with mixer tap and vanity unit under, heated towel rail, UPVC double glazed window to the fore, tiled flooring, fully tiled walls and inset spot lighting.

Kitchen has a matching range of wall and base level units with work surfaces over, 1 ½ bowl sink unit with mixer tap, built in electric double oven, separate 4 ring electric hob and extractor fan over, inset spot lighting, UPVC double glazed windows to the rear and tile effect flooring.

'L' shaped living & dining area Has a gas fire with feature wood surround, x2 radiators and UPVC double glazed windows to the front and side respectively.

Conservatory is of brick and UPVC construction and enjoys tiled flooring and a ceiling light fan.

Garage Has timber wooden doors to the fore, a wall mounted gas combination boiler, WC, large hatch to loft space and benefits from power and light points.



Outside

To the rear of the property is a **garden** that is laid to lawn with pleasant flower and shrub borders surrounding, patio area and gated access to the fore.

To the front of the property is an in-and-out **driveway** that allows parking for several vehicles with a further lawn sweeping to the side.

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

Bedroom Enjoys fitted wardrobes with sliding mirrored doors, radiator and UPVC double glazed windows to the fore.

Bedroom Has fitted wardrobes with sliding mirrored doors, radiator and UPVC double glazed windows to the rear.

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

Laundry / Utility Has plumbing for washing machine, space for dryer, sink unit with mixer tap, variety of storage cupboards and work surfaces, radiator, tiled flooring and UPVC double glazed door with obscure glass to the rear.



EPC: D62

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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