



nick tart

4 The Windrow,
Perton,
Wolverhampton,
WV6 7TY

Occupying a choice cul de sac position on the fringe of Perton village, which has an excellent range of local amenities, including shop, schools and public transport. This sympathetically extended and restyled detached property provides a generous layout of living accommodation over two floors and must be viewed internally to be truly appreciate the versatile interior presently on offer.

Key Features

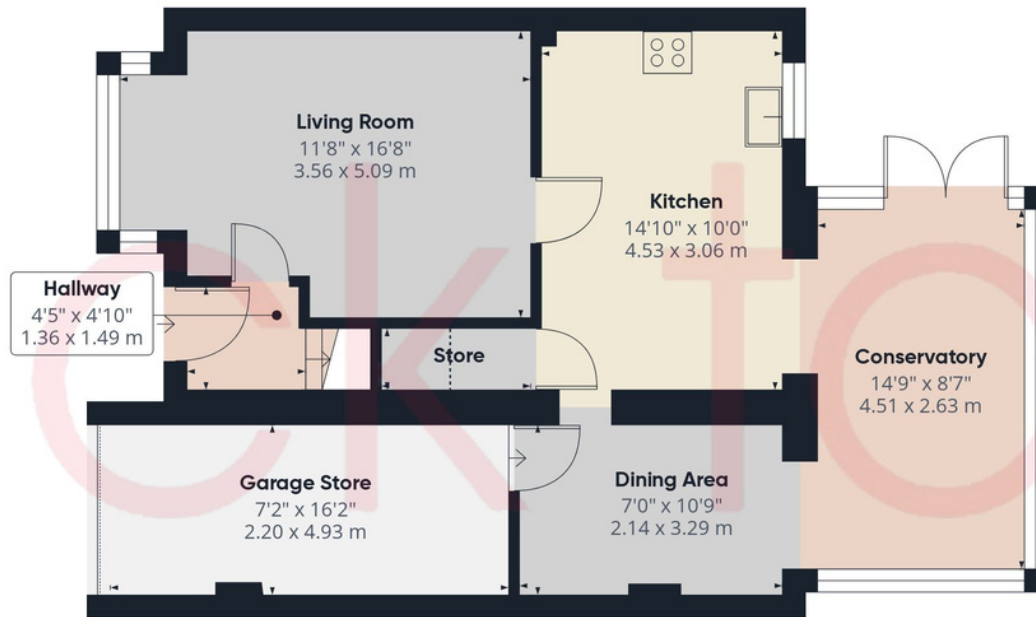
- Reception hall
- Living room
- Fitted breakfast kitchen
- Dining area
- Double glazed conservatory
- Choice of 4 first floor bedrooms
- Family bathroom
- Off road parking
- Garage
- Small low maintenance rear garden

Contact Us

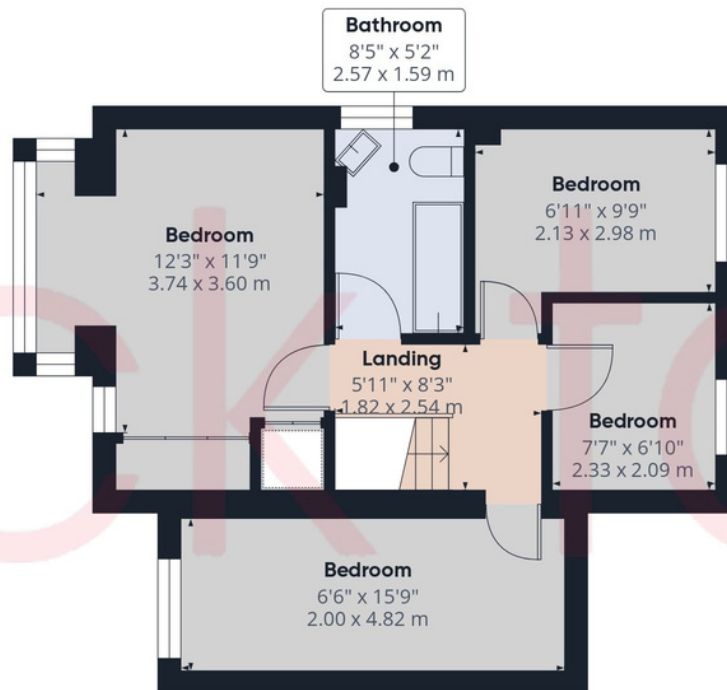
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1166 ft²

108.5 m²

Reduced headroom

8 ft²

0.7 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

The living accommodation in further detail comprises of...

Covered porch...

Reception hall with stairs to the first floor.

Good sized **living room** having feature fireplace with living flame gas fire with marble inset and matching hearth and walk in bay window

Fitted **breakfast kitchen** having matching suite of high gloss units with matching worktops, incorporating range cooker with seven ring gas hob and extractor fan over, integrated dish washer, range of wall cabinets, ceramic tile flooring and understairs stores.

Dining area which has a door directly leading into the garage store and ceramic tiled flooring. Leading on from both the kitchen and sitting room is a good sized **double glazed conservatory**.



Outside

To the front of the property there is a shaped *Herringbone* block paved **driveway** leading to an internal garage.

To the rear of the property is a small low maintenance paved garden area.

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

Stairs leading from the entrance hall to the first floor **landing** which has hatch to roof space.

Principle bedroom has a full range of fitted furniture and bay window.

Bedroom has also has a full range of fitted furniture.

There are a **further two bedrooms**.

Family bathroom has a panelled bath with shower and screen, low flush WC, pedestal wash hand basin and a heated towel rail.



EPC: D64

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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