



53 Harrowby Road,  
Fordhouses,  
Wolverhampton,  
WV10 6EP

nick tart

## Key Features

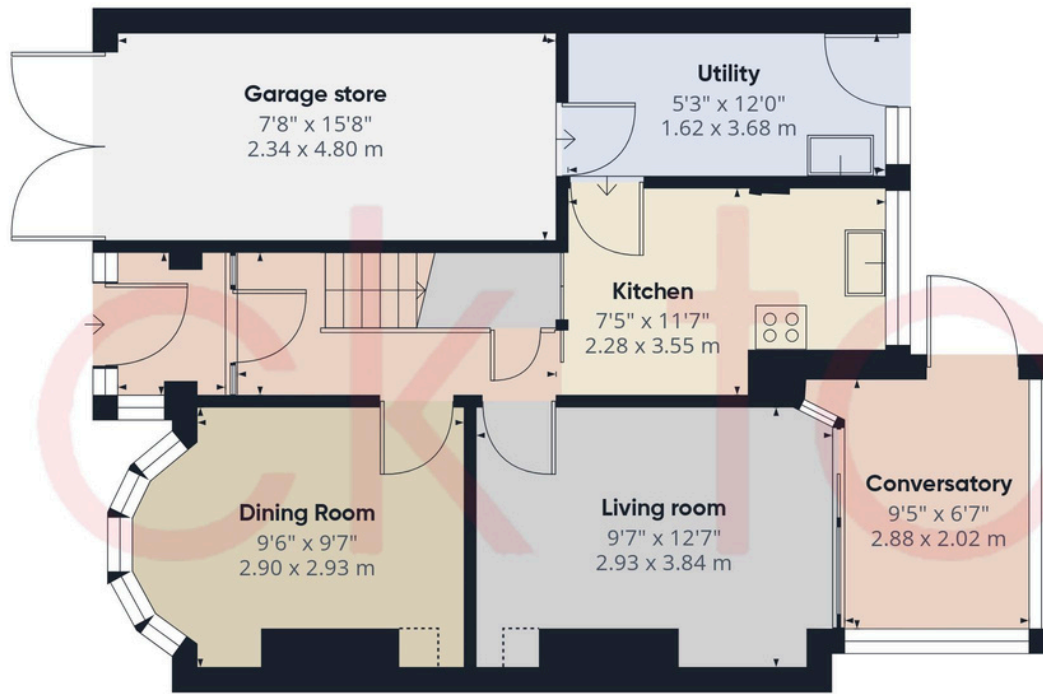
- No upward chain
- Dining room
- Living room
- Kitchen
- Conservatory
- Utility
- Garage store
- Choice of three bedrooms
- Bathroom
- Pleasant rear garden
- Driveway for off road parking

## Contact Us

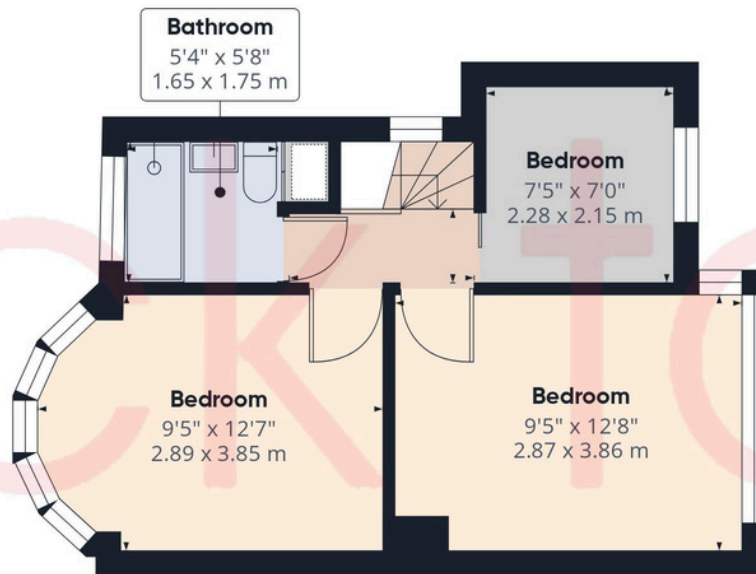
01902 755585

wolverhampton@nicktart.com





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

977 ft<sup>2</sup>  
90.6 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(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 porch** Has a UPVC double glazed front door and windows with obscure glass, tiled flooring and exposed brickwork.

**Entrance hall** Has a single glazed timber front door and window with obscure glass, understairs storage cupboard, staircase rising to the first floor, radiator and door to...

**Dining room** Has a bay fronted UPVC double glazed window and a feature fireplace with contemporary style gas fire.

**Living room** Has a feature fireplace with contemporary style gas fire.

Conservatory is of brick and UPVC construction and enjoys tiled flooring.

**Kitchen** Offers a matching range of wall and base level units with work surfaces over, sink unit with mixer tap, built in oven with gas hob and extractor fan over, tiled flooring, part tiled walls, radiator and UPVC double glazed windows to the rear.

**Utility** Combines plumbing for washing machine, space for dryer, work surface with storage cupboards under and above, sink unit, tiled flooring, UPVC double glazed windows and door that lead outside and an internal door to the...

**Garage Store** Has double timber doors to the fore and has the benefit of power and light points.



## Outside

To the rear of the property is a paved patio area, lawn, garden store, green house and pleasant flower and shrub borders surrounding.

To the front of the property is a **driveway** that allows for off road parking.

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

**Landing** Has a hatch to roof space, UPVC double glazed window with obscure glass to the side and doors to...

**Shower room** Is of a contemporary style and offers a shower area, wall hung vanity unit with sink and mixer tap over, WC, heated towel rail, storage cupboard housing the gas combination boiler, inset spot lighting, fully tiled walls, tiled flooring and UPVC double glazed windows with obscure glass to the fore.

**Bedroom** which has a radiator and bay front window with UPVC double glazing.

**Bedroom** which has a radiator and UPVC double glazed windows to the rear.

**Bedroom** which has a radiator and UPVC double glazed windows 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 B** (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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