



145 Yew Tree  
Lane,  
Tettenhall,  
WV6 8UW

nick tart

## Key Features

- Entrance hall
- Kitchen
- Living room
- Dining room
- Conservatory
- Downstairs WC
- 3 Bedrooms
- Bathroom
- Ample garden
- Block paved driveway

## Contact Us

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## Ground Floor

**Entrance porch** which has a composite style front door with obscure glass and UPVC double glazed windows to the front and sides, tiled flooring and leads to the...

**Entrance hall** which has a single glazed front door and window with obscure glass, downstairs WC, a radiator, understairs storage cupboard, staircase rising to the first floor and doors too...

**Kitchen** which has a matching range of wall and base level units with work surfaces over, plumbing for washing machine, integrated electric oven and hob with extractor fan over, 1 ½ bowl sink unit with mixer tap, vertical radiator, standard radiator, tiled flooring, UPVC double glazed windows to the rear and single glazed internal doors leading to the veranda and beyond.

**Living room** which has a feature fireplace with stone effect gas fire, UPVC double glazed bay window to the fore and a radiator.

**Dining room** which has a feature fireplace with gas fire, radiator and internal double glazed doors lead to the...

**Conservatory** which is of brick and UPVC construction and has the benefit of power and light points.



## Outside

To the rear of the property is a paved patio area, lawn surround by mature flower and shrub borders and gated access to the fore. To the front of the property is a driveway that allows for off road parking for several vehicles.

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** which has hatch to roof space, storage cupboards x2 and doors too...

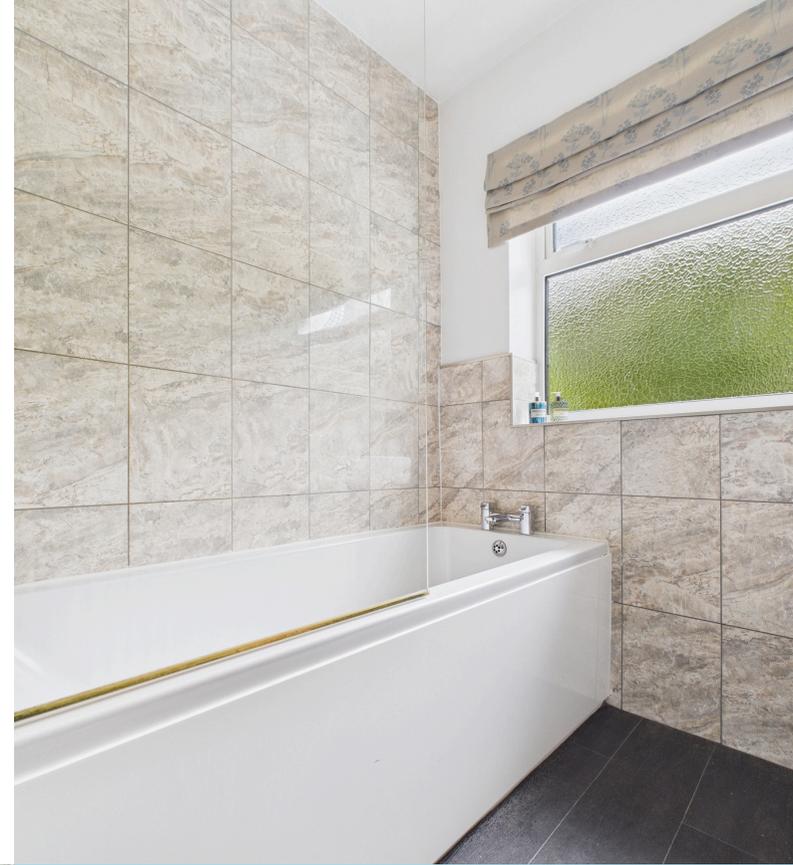
**Bedroom** which enjoys fitted wardrobes with matching dressing table, a radiator and new UPVC double glazed bay window to the fore.

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

**Bathroom** which has a suite comprising of pannel bath with electric *Triton* shower unit over, pedestal wash hand basin with mixer tap, a radiator, waterproof wood effect flooring, part tiled walls and UPVC double glazed window to the rear.

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

**Separate WC** which has wood effect flooring, radiator, WC and UPVC double glazed window with obscure glass to the fore.



### EPC: E48

Tenure – we are advised the property is Freehold.

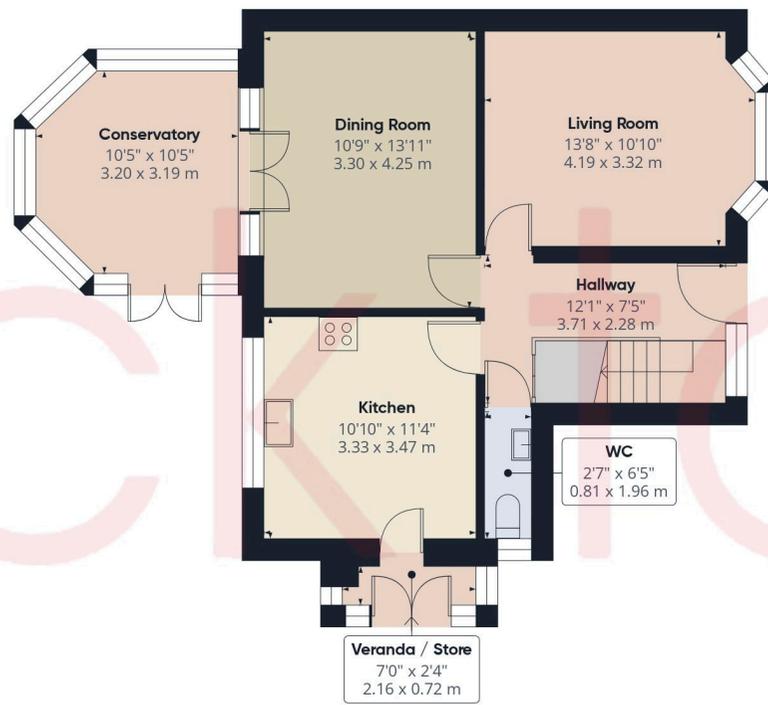
Services – we are advised all mains services are connected.

Council Tax – **Band E** (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 recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

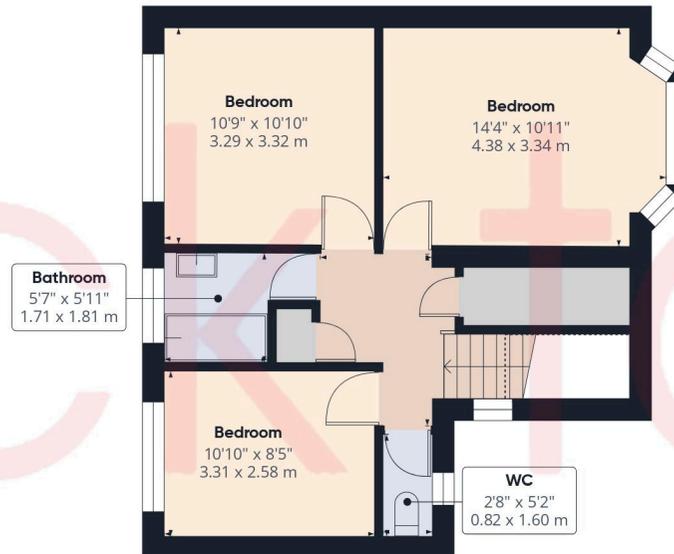


Ground Floor

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

1133 ft<sup>2</sup>

105.4 m<sup>2</sup>



Floor 1

(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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