



28 Birchcroft
Coven
Wolverhampton
WV9 5DZ

nick tart

Key Features

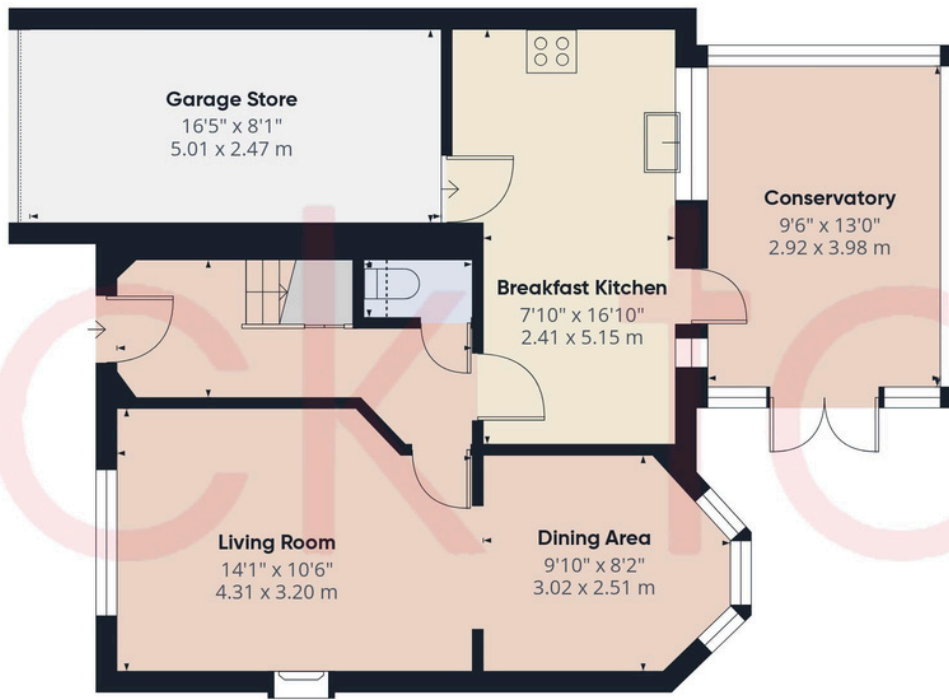
- Village location
- Detached modern home
- Conservatory
- En-suite to principal bedroom
- Three double bedrooms
- Integral garage with plumbing
- Driveway to the fore
- Pleasant rear garden
- Desirable schools surrounding
- Convenient to A449

Contact Us

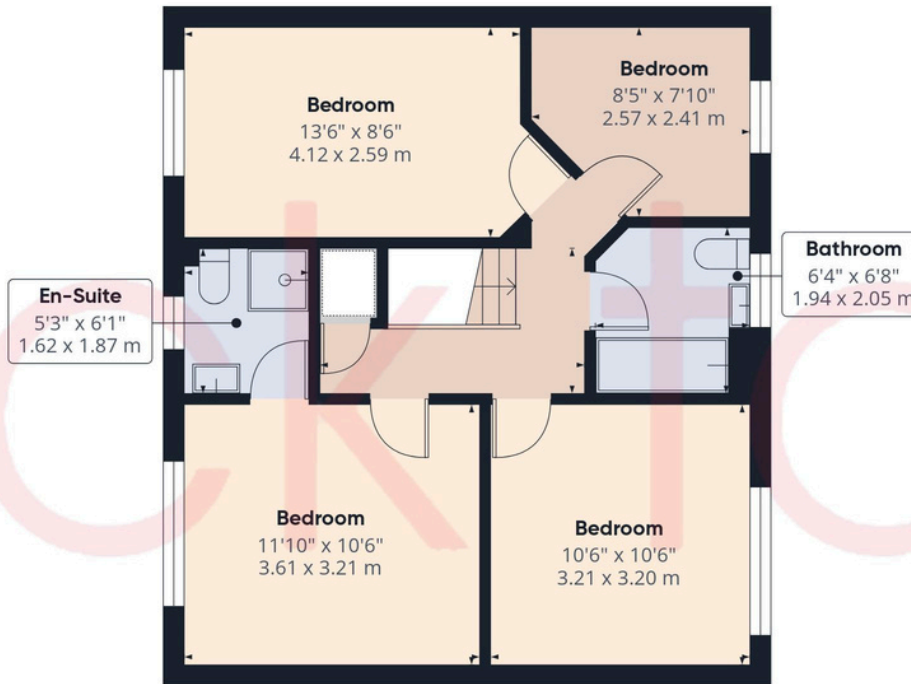
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1257 ft²
116.8 m²

Reduced headroom

2 ft²
0.2 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 timber front door with stained glass, radiator, wood effect flooring, understairs storage cupboard, downstairs WC, staircase rising to the first floor and doors to...

Living room Enjoys a feature gas fire with wood surround, marble back and hearth, x2 radiator, UPVC double glazed window to the fore and an arched opening leading to the...

Dining area Has a radiator and UPVC bay style window to the rear.

Breakfast Kitchen Offers a matching range of wall and base level units with solid oak work surfaces over, integrated fridge, integrated dishwasher, sink unit with mixer tap, x2 radiators, wood effect flooring, an internal door to the garage, built in electric oven and hob with extractor fan over, and an internal door leading to the...

Conservatory which is of floor to ceiling UPVC double glazing and has the benefit of power and light points.

Garage is approached by an up and over door at the fore and has most useful work surfaces with plumbing for washing machine and space for dryer under plus the additional benefits of power and light points.



Outside

To the front of the property is a manicured **front garden** with fruit trees and gravel **driveway** allowing for off road parking.

To the rear of the property is a **garden** that is laid to lawn with pleasant flower and shrub borders, fruit trees, a wildlife pond, x2 timber garden stores and gated access to the fore.

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 hatch to roof space, storage cupboard housing the hot water cylinder and doors to...

Double Bedroom Has wood effect flooring, radiator, UPVC double glazed window to the front and an internal door leading to the...

Ensuite Enjoys a shower cubicle, WC, pedestal wash basin, radiator, part tiled walls and UPVC double glazed window with obscure glass to the front.

Double Bedroom Has laminated flooring, radiator and UPVC double glazed window to the rear.

Bathroom Has a wood panel bath with mixer tap and shower attachment over, pedestal wash basin, WC, radiator, part tiled walls and UPVC double glazed window with obscure glass to the rear.

Bedroom Has wood effect flooring, radiator and UPVC double glazed window to the rear.

Double Bedroom Has laminate flooring, radiator and UPVC double glazed window to the front.



EPC: D63

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band (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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