



20 WIGHTWICK COURT WOLVERHAMPTON, WV6 8HF

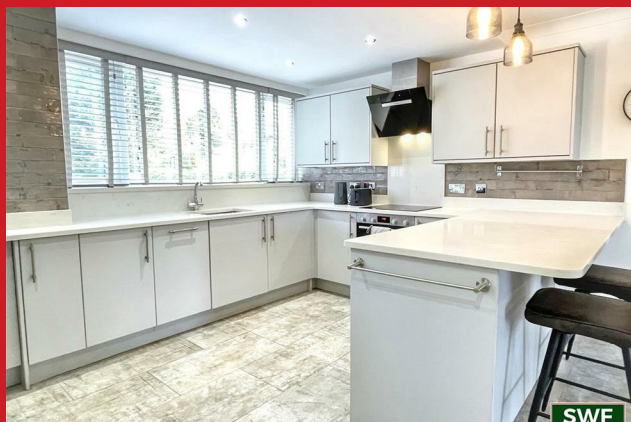
OFFERS IN THE REGION OF £220,000
LEASEHOLD

NO CHAIN - Immaculately presented two bedroom apartment set within the picturesque grounds of Wightwick Court, a gated development in one of the city's most sought after locations. Available with No Onward Chain the impressive accommodation features a large open plan living area with elevated views of the gardens to the rear, fitted kitchen, bedrooms with fitted wardrobes, and a shower room. The gated car park provides allocated parking and access to a double garage.



20 WIGHTWICK COURT

- NO CHAIN • GATED DEVELOPMENT IN PICTURESQUE GROUNDS • SPACIOUS OPEN PLAN LIVING AREA • ELEVATED VIEWS OF GARDENS TO REAR • DOUBLE GARAGE • KITCHEN WITH FITTED APPLIANCES • TWO DOUBLE BEDROOMS WITH FITTED WARDROBES • ELECTRIC CENTRAL HEATING WITH ELECTRIC BOILER



ENTRANCE HALL

Tiled floor, built in cloaks cupboard.

OPEN PLAN LIVING ROOM/DINING ROOM

Double-glazed window to the rear offering elevated views across the gardens, radiator and an opening through to the kitchen and hallway.

KITCHEN

Double-glazed window, tiled floor, ceiling down lighters and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap. Integral appliances include an electric oven with 4 ring hob above, dishwasher, washing machine and tumble dryer with space for an America style fridge freezer.

BEDROOM ONE

Double-glazed window overlooking the rear gardens, electrically operated curtains, radiator, fitted wardrobes with sliding mirror doors.

BEDROOM TWO

Double-glazed window, radiator, fitted wardrobes with sliding doors.

SHOWER ROOM

Double-glazed obscure window, tiled floor, heated towel radiator, suite comprising low-level w.c, sink with vanity unit beneath, and shower enclosure.

OUTSIDE

The development is accessed via security gates to a large car park with allocated resident and visitor parking

spaces.

Set within picturesque mature grounds, there is a large communal lawned garden to the rear providing a most pleasant outlook for the property.

DOUBLE GARAGE

The property benefits from having the only double garage on the development.

TENURE

The property is leasehold with a 999 year lease from 23rd August 2011. We understand the annual service charge is approximately £2,390.00 per annum and that the owner occupiers of Wightwick Court are also shareholders in the Wightwick Court management company.

PROPERTY INFORMATION

Title - The property is understood to be leasehold.

Services - The agents understands that mains water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band C

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each

purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

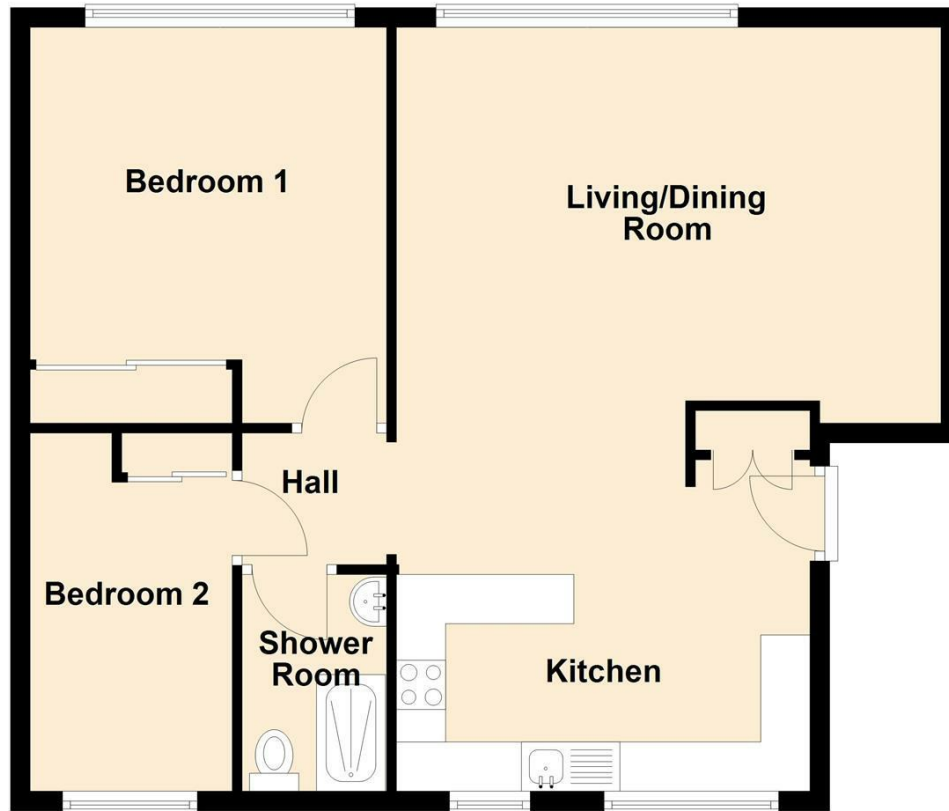
Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

20 WIGHTWICK COURT



Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements