





244 WILLENHALL ROAD

WOLVERHAMPTON, WV1 2JQ

OFFERS IN EXCESS OF £110,000

LEASEHOLD

Occupying a quiet position within a popular residential development, this well presented first-floor apartment is offered for sale with no upward chain and is ideal for first-time buyers, investors or those looking to downsize.

The accommodation comprises a spacious open plan living room and fitted kitchen, two generous bedrooms, including a principal bedroom with en-suite shower room, and a separate bathroom. The property also benefits from double glazing, electric heating, a Juliet balcony and an allocated parking space.

Conveniently located for local amenities and transport links, this attractive apartment offers comfortable, low-maintenance living and viewing is highly recommended.

SWF

Est. 1934

SANDERS WRIGHT & FREEMAN

244 WILLENHALL ROAD

• Available With No Onward Chain • Modern First Floor Apartment • Two Generous Bedrooms • Well Presented Throughout • Open Plan Living Room & Kitchen • Allocated Parking Space • Popular Location • Excellent Transport Links





HALLWAY

OPEN PLAN LIVING ROOM / KITCHEN

25'1" x 9'7"

Double doors to a Juliet balcony, double-glazed window, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit. There is a built in oven and hob, and plumbing for a washing machine.

BEDROOM ONE

14'9" x 10'0"

Double doors to a Juliet balcony, doorway to the en-suite shower room

EN-SUITE SHOWER ROOM

Close-coupled w.c, pedestal wash hand basin, shower enclosure.

BEDROOM TWO

11'1" to wardrobe x 8'11" max, 6'4" min

Double-glazed window, built in wardrobe with sliding mirror doors.

BATHROOM

Close-coupled w.c, pedestal wash hand basin, and panelled bath with shower above.

PARKING

To the rear of the property is a gated car park with allocated parking space

PROPERTY INFORMATION

Title - The property is understood to be leasehold with a lease term of 125 years from 1 January 2006

The agent understands the ground rent is £150.00 per annum, and the service charge is £1371.98 per annum.

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

Council Tax - Wolverhampton City Council - Tax Band B

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

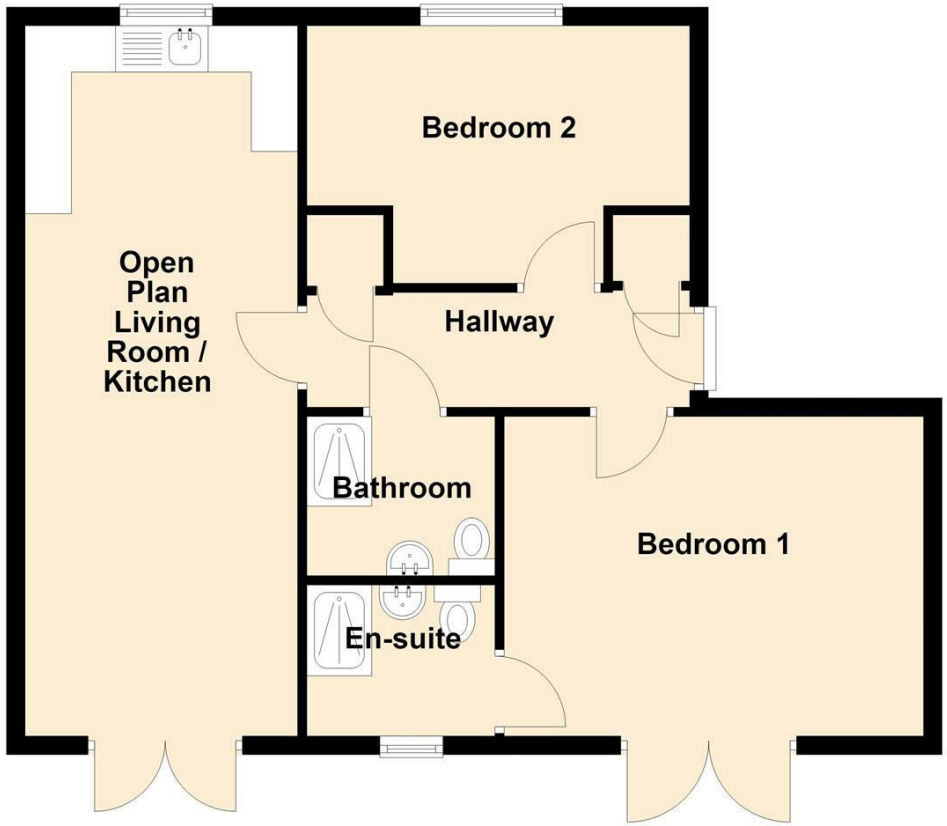
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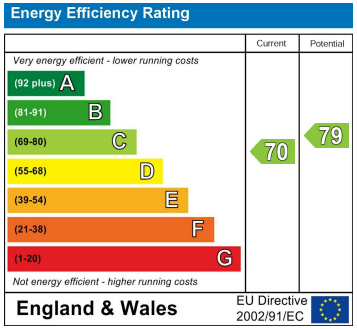




First Floor







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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