



Keable Homes Ltd
Sales & Lettings

Penny Court

Tower Road, Great Wyrley, WS6 6HH

- TWO DOUBLE BEDROOMS
- NEWLY EXTENDED LEASE ON COMPLETION
- OFF ROAD PARKING
- SPACIOUS LIVING ACCOMMODATION

REDUCED Asking Price Of

£90,000

EPC Rating '72'





Property Description

Keable Homes are delighted to bring to the market this two double bedroom, first floor apartment in Great Wyrley. The lease has recently been renewed, and offers just over 97 years remaining. The property offers spacious accommodation, boasting a large lounge diner, kitchen, two double bedrooms and a family bathroom. The flat is accessed via a communal entry and hallway with an intercom system.

The flat is situated close to local shops and frequent bus routes, as well as good local schools and all other local amenities. There are communal car parks for residents of the apartments as well as communal green space.



APPROACHED VIA -

the communal staircase leads to the composite front door, opening into:

ENTRANCE HALLWAY -

with laminate flooring, a ceiling light point, and an airing cupboard housing the hot water immersion heater. There are doors leading to all rooms from the hallway.

KITCHEN

(2.41m x 2.29m) - with a range of wall and base units with laminate work surface over. There is an integrated electric hob and oven, a stainless steel sink and drainer with mixer tap over and space for a washing machine and fridge freezer. There are tiled splashbacks and linoleum to the floor. The UPVC double glazed window overlooks the front of the property.

LOUNGE DINER

(5.22m x 3.78m) - with laminate flooring, a feature fire place with space for an electric fire, wall light points and a UPVC double glazed window to the front. There is a large, wall mounted electric radiator.

BEDROOM ONE

(4.12m x 4m) - a large double room with carpeted flooring, a ceiling light point, electric radiator and UPVC double glazed window to the rear.

BEDROOM TWO

(2.73m x 2.89m) - a further double room with carpeted flooring, a ceiling light point, electric radiator and UPVC double glazed window to the rear.

FAMILY BATHROOM

(2.88m x 1.72m) - with a white suite with part tiling to the walls and linoleum to the floor. There is a panelled bath with electric shower over, pedestal hand wash basin and low level WC. There is a frosted UPVC double glazed window overlooking the rear.



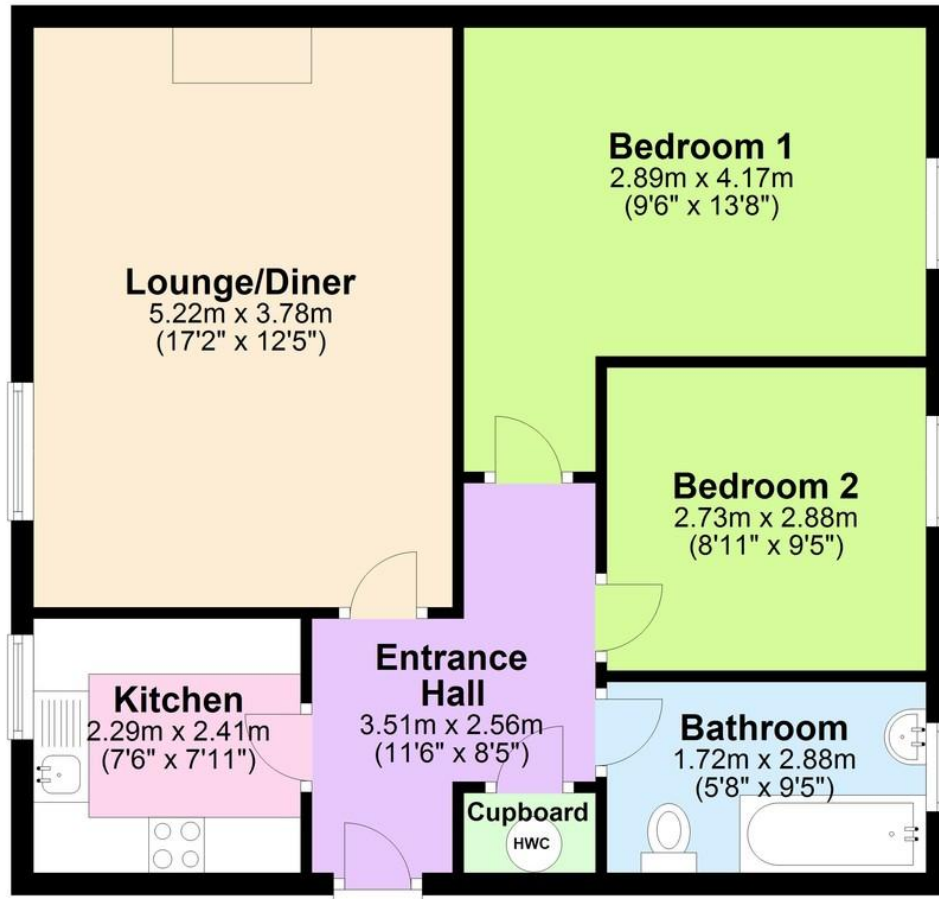
The current owner has extended the lease, now with over 97 years remaining, and advises us that the charges are currently approximately £100 a month. Council Tax Band - A

PLEASE NOTE:

all measurements are approximate and intended as a guide only. Any prospective purchaser should satisfy themselves of their accuracy.

All appointments via the agents, Keable Homes Ltd.

Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements