



Kenilworth Crescent, Parkfields
Wolverhampton, WV4 6SU

£99,950



A ground floor flat with two double bedrooms offering spacious accommodation and for sale with no upward chain. This pleasant home thought to be an ideal first time buy or investment opportunity, is situated in an extremely popular residential area local to amenities including shops, schools and public transport services.

Noteworthy features to this delightful home include a spacious living room, two bedrooms or extra reception room, fitted kitchen, a modern shower room, rear porch, low maintenance rear garden and double glazing.

Council Tax Band A. Energy Rating D.

Tenure LEASEHOLD 125 years from 24th January 1983 with 84 years remaining. Ground Rent £10.00 per annum. Service Charge £250.00 approximately and should be confirmed by your Legal Representative.

Entrance Porch Having double glazed door and windows.

Reception Hall Having inner hall with two storage cupboards.

Living Room 15' 1" x 12' 8" (4.59m x 3.86m) Having double glazed window and gas fire with marble type surround, hearth and fireplace.

Kitchen 9' 8" x 9' 7" (2.94m x 2.92m) Having inset ceramic type sink top with fitted base units and laminate work tops, range of fitted wall cupboards, double glazed window and door leading to rear porch/utility.

Porch/Utility Having laminate work top, plumbing for washing machine, double glazed windows and door.

Bedroom One 12' 5" x 12' 3" (3.78m x 3.73m) Having fitted wardrobes and double glazed window.

Bedroom Two/Dining Room 12' 7" x 8' 5" (3.83m x 2.56m) Having electric fire, two wall light points and double glazed window.

Shower Room 6' 9" x 6' 6" (2.06m x 1.98m) Having 'White' suite comprising: shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, garden shed and gated side access.





TENURE: Leasehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: A
EPC RATING: D

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.



DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



GROUND FLOOR

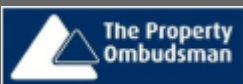


While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other details are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The person's volume and appearance should have not been based on any guarantee or to their opportunity of obtaining any further plan.
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: