



Bartlams.

Flat 6, Penn Croft, 456 Penn Road - WV4 4HP
£145,000



Flat 6

Penn Croft, Wolverhampton

Amazing property for first-time-buyers or downsizers!

This well-presented two-bedroom ground floor apartment is conveniently located for nearby amenities and offers easy access into Wolverhampton city centre. Recently redecorated throughout within the last twelve months, including new carpets and internal doors, the property is ready to move straight into and benefits from a garage along with non-allocated parking.

Stepping into the property, an entrance hall with built-in storage leads to all rooms. There is a spacious living room with an attractive bay window and electric fireplace, creating a light and comfortable living space. The living room flows through to the kitchen, which is fitted with wall and base units, a one-and-a-half sink with drainer, and space for a washer dryer.

There are two bedrooms, with the principal bedroom being a generous double, and the second bedroom featuring built-in storage. Completing the interior is a shower room fitted with a corner shower, WC and wash-hand basin. There is also a useful storage cupboard housing the boiler.

Externally, the property includes a garage, along with non-allocated parking for residents and visitors.





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We are advised by our client that this property is Leasehold, Council Tax Band - A, EPC - C, the service charge is £876 paid half yearly, the ground rent is £100 annually, and there are 83 years remaining on the lease.

Buyers Information:

As part of our legal obligations as an estate agent, we are required to carry out anti-money laundering (AML) checks on all purchasers. To ensure this process is handled efficiently and in compliance with regulations, we outsource these checks to a trusted third-party provider. There is a small non-refundable fee of **£30 per individual purchaser** for this service, payable at the point of verification.

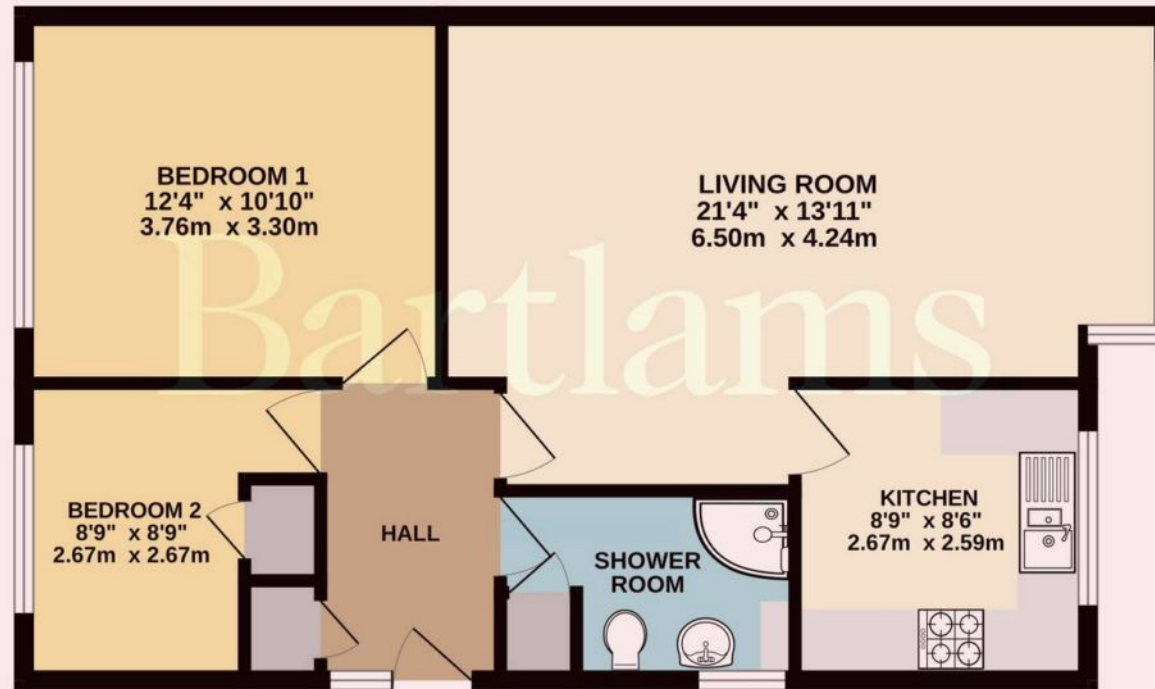
- NO UPWARD CHAIN
- BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT
- GROUND FLOOR
- IDEAL LOCATION FOR NEARBY AMENITIES AND ACCESS INTO WOLVERHAMPTON CITY CENTRE
- NON ALLOCATED PARKING
- GARAGE
- NEW CARPETS AND DOORS THROUGHOUT
- LEASEHOLD WITH 83 YEARS REMAINING
- SERVICE CHARGE: £876 PAID HALF YEARLY
- GROUND RENT: £100 PER ANNUM







GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.
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