



FLAT 3 LAWTON COURT OAKS CRESCENT WOLVERHAMPTON, WV3 9SH

OFFERS IN EXCESS OF £120,000
LEASEHOLD

NO CHAIN - Well presented two bedroom first floor apartment situated in an extremely popular location close to a number of amenities including shops, schools and public transport. Set within mature grounds on the fringe of Wolverhampton City the property offers spacious accommodation comprising communal entrance, hallway, living room, kitchen, two double bedrooms, shower room and separate garage. Ideal for first time buyers or buy to let investors alike. LONG LEASE - OVER 950 YEARS REMAINING.



FLAT 3 LAWTON COURT OAKS

- NO CHAIN • Long Lease OVER 950 years remaining
- Excellent Two Bedroom Apartment
- Set Within Open Mature Grounds
- Extremely Popular Location
- Two Double Bedrooms
- Garage In Separate Block
- Well Presented Throughout



COMMUNAL ENTRANCE

Accessed via a secure communal entrance with intercom system.

HALLWAY

Two useful storage cupboards and doors to:

LIVING ROOM

16'9" x 10'10"

Floor to ceiling double glazed window providing pleasant views over the mature grounds.

KITCHEN

13'1" x 5'9"

Double glazed window, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring hob above and space for various household appliances including plumbing for a washing machine.

BEDROOM ONE

13'2" x 8'5"

Double glazed window.

BEDROOM TWO

10'5" x 7'4"

Double glazed window.

SHOWER ROOM

Part tiled walls, built in storage cupboard and suite comprising low level w.c, wash hand basin and shower area.

SEPARATE GARAGE

Set to the rear of the property.

MATURE COMMUNAL GROUNDS

Well maintained mature grounds

TENURE Leasehold

The property is leasehold with a lease term of 999 Years From 24 June 1989.

SERVICES

The agent understands that mains electricity, water and drainage are available.

PARKING

The agent understands that there is residents parking available.

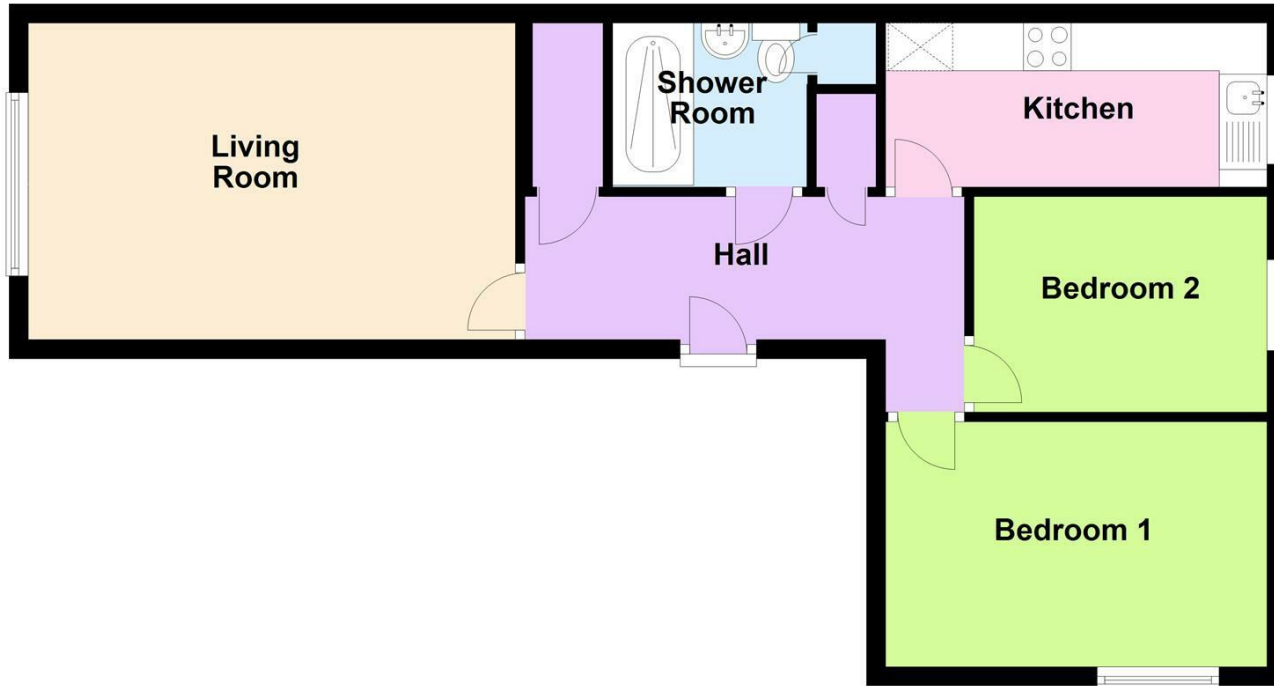
COUNCIL TAX

Wolverhampton City Council - Tax Band B

FLAT 3 LAWTON COURT OAKS



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Sanders, Wright & Freeman - Sales
 13 Waterloo Road
 Wolverhampton
 West Midlands
 WV1 4DJ

01902 575555
enquiries@swfestateagents.co.uk
www.swfestateagents.co.uk

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