



112 ALBION STREET WOLVERHAMPTON, WV1 3EG

OFFERS IN THE REGION OF £119,950
LEASEHOLD

ATTENTION INVESTORS - TENANT IN SITU - Spacious first floor apartment situated on an extremely popular development on the outskirts of Wolverhampton City Centre. The property is within walking distance of Wolverhampton Train Station and also enjoys being in close proximity to the canal system with accommodation comprising entrance hall, living room, kitchen, two bedrooms with ensuite to master and a bathroom. There is an allocated parking space for 1 vehicle.



112 ALBION STREET

- IDEAL INVESTMENT • SECURE INTERCOM ENTRY SYSTEM • ALLOCATED PARKING SPACE • OVER 100 YEARS REMAINING ON LEASE • TWO BEDROOMS • CLOSE TO TRAIN STATION • TENANT IN SITU



APPROACH

The property is accessed via a secure intercom entry system.

ENTRANCE HALL

Doors to:

LIVING ROOM

19'0" x 11'5"

Two double glazed windows, electric storage heater, two useful store cupboards and a Juliet balcony. Opening to the kitchen.

KITCHEN

8'0" x 7'8"

Double glazed window and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating 1½ stainless steel sink and drainer unit. There is a built in electric oven with 4 ring hob above, plumbing for a washing machine and space for a fridge freezer.

BEDROOM ONE

11'6" x 8'10"

Double glazed window and door to the ensuite.

ENSUITE

Tiled floor, tiled walls, towel rail and suite comprising close coupled w.c, pedestal wash hand basin and corner shower enclosure.

BEDROOM TWO

Double glazed window and electric heater.

BATHROOM

Tiled floor, tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and paneled bath.

PARKING

The agent understands that there is 1 allocated parking space for the property.

COUNCIL TAX

Wolverhampton City Council - Tax Band B

SERVICES

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

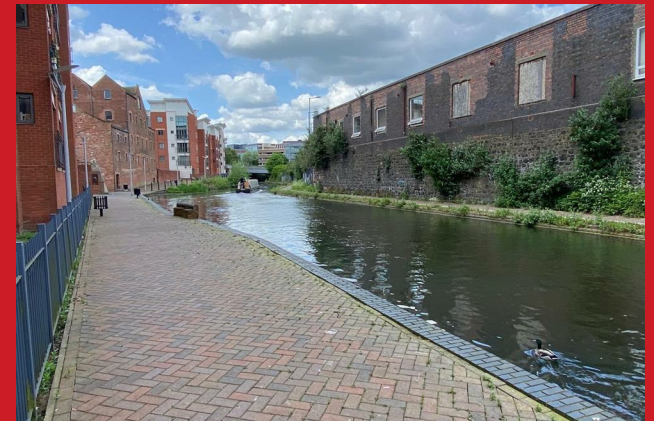
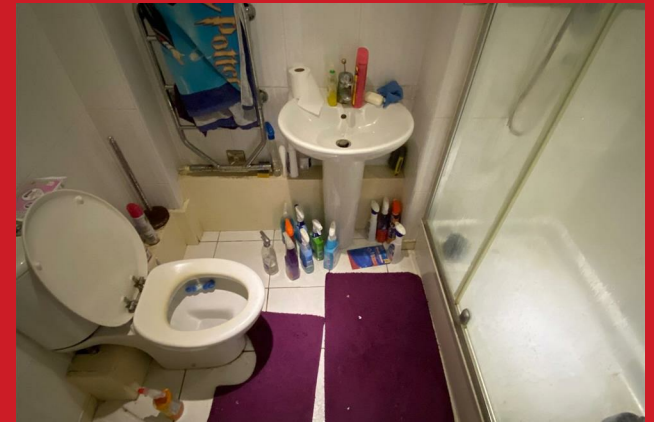
TENURE Leasehold

The property is leasehold with a lease term of 125 years from 1st January 2004.

AGENTS NOTES

The agent has been advised that the property is on a coalfield.

112 ALBION STREET



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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