



## 112 ALBION STREET

WOLVERHAMPTON, WV1 3EG

OFFERS IN THE REGION OF £114,950  
LEASEHOLD

NO CHAIN - Spacious first floor apartment situated on an extremely popular development within easy walking distance of Wolverhampton Train and Bus Stations, and the City Centre. Entrance hall, spacious open plan living room and kitchen, two bedrooms, en-suite shower room and bathroom. Allocated parking for one vehicle.





## 112 ALBION STREET

- NO CHAIN! • INTERCOM ENTRY SYSTEM • ALLOCATED PARKING SPACE • OVER 100 YEARS REMAINING ON LEASE • TWO BEDROOMS • CLOSE TO TRAIN AND BUS STATIONS • WALKING TO DISTANCE TO CITY CENTRE



### 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.

### 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.

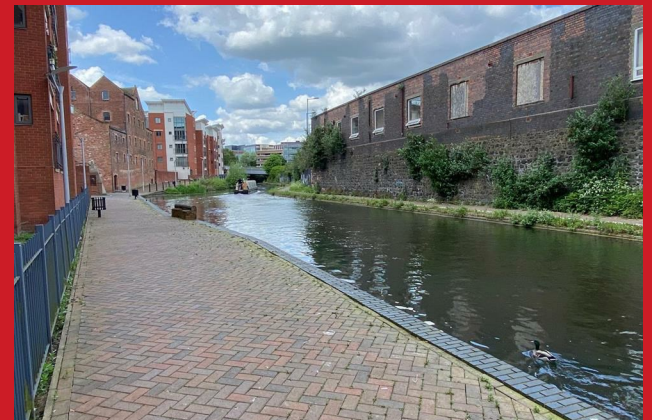
### TENURE Leasehold

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	



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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