

## 12 BRUNSLOW CLOSE

WOLVERHAMPTON, WV10 6TF

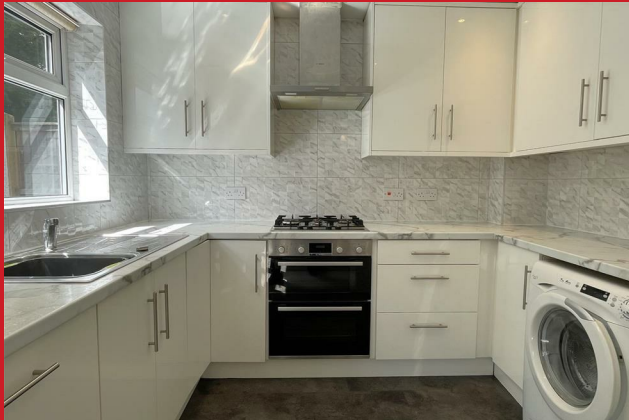
OFFERS IN THE REGION OF £125,000  
LEASEHOLD

NO CHAIN - two bedroom ground maisonette situated in a pleasant cul-de-sac. Available with No Onward Chain the well presented accommodation comprises living room, re-fitted kitchen, re-fitted shower room and two bedrooms. There is a garage in a nearby block and an attractive low maintenance garden to the rear. Well located for access to public transport as well as main roads to the M54 and city centre.



## 12 BRUNSLow CLOSE

- NO CHAIN • Two Bedrooms • Garden To Rear • Extended Lease Term • Re-Fitted Kitchen • Re-Fitted Shower Room • Double Glazing & Gas Central Heating • Cul-De-Sac Location • Excellent Transport Routes Nearby • Popular Location



### ENTRANCE HALL

### LIVING ROOM

13'3" x 12'0"

Double glazed window and door to the rear garden, radiator, feature fireplace and an opening through to the kitchen.

### RE-FITTED KITCHEN

9'2" x 7'3"

Double glazed window to the rear, tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in oven with 4 ring gas hob above and an integral fridge freezer.

### BEDROOM ONE

12'7" x 8'3"

Double glazed window to the front and radiator.

### BEDROOM TWO

7'9" x 7'3"

Double glazed window to the front and radiator.

### RE-FITTED SHOWER ROOM

Tiled floor, tiled walls and contemporary suite comprising low level w.c, sink with mixer tap and vanity unit beneath, and corner shower enclosure.

### GARAGE

Single garage situated in a nearby block.

### COUNCIL TAX

Wolverhampton City Council - Tax Band A

### TENURE Leasehold

The property is leasehold with a lease expiry of 24/12/2125. We understand the current ground rent is £100 per annum.

Any interested buyer should verify all lease terms and charges with their legal representative prior to completion.

### SERVICES

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

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### Ground 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 | 65                      | 74        |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| <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