



9 CLAREMONT MEWS

PENNFIELDS, WV3 0EB

OFFERS IN THE REGION OF £139,000

FREEHOLD

NO ONWARD CHAIN - ATTENTION FIRST TIME BUYERS AND INVESTORS - Two bedroom end town house on the popular Claremont Mews development. Convenient for access into the City Centre and close to local amenities. Well presented accommodation includes kitchen, living room, two bedrooms and bathroom. Gas Central Heating, Allocated Parking



9 CLAREMONT MEWS

- NO ONWARD CHAIN • IDEAL INVESTMENT OPPORTUNITY • TWO BEDROOMS • ALLOCATED PARKING • CONVENIENT FOR CITY CENTRE • LOCAL SHOPS AND PUBLIC TRANSPORT

NEARBY



SUMMARY

ATTENTION FIRST TIME BUYERS AND INVESTORS! - Two bedroom end town house on the popular Claremont Mews development. Convenient for access into the City Centre and close to local amenities. Well presented accommodation includes kitchen, living room, two bedrooms and bathroom.

Gas Central Heating, Allocated Parking

LIVING ROOM

14'8" x 13'4"

Window to the front, radiator and staircase to the first floor

KITCHEN

12'4" x 5'7"

Fitted wall, drawer and base units with works surfaces above incorporating a stainless steel sink and drainer unit.

FIRST FLOOR

BEDROOM ONE

10'7" x 9'1"

Window to the front and radiator.

BEDROOM TWO

9'0" x 6'0"

Window to the front and radiator.

BATHROOM

Suite comprising close-coupled w.c, pedestal wash hand basin and panelled bath.

PARKING

There is an allocated parking space and visitor parking.

TENURE

The agent understands that the property is Freehold subject to a service charge. The service charge for 01/04/2022 to 31/03/2023 was £273.78

COUNCIL TAX

Wolverhampton City Council - Tax Band B

SERVICES

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

9 CLAREMONT MEWS



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B			
(69-80) C		71	
(55-68) D			
(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