

## 47 GROSVENOR PARK WOLVERHAMPTON, WV4 4BT

OFFERS IN THE REGION OF £45,000  
LEASEHOLD

Well presented second floor apartment part of the popular Grosvenor Park development for over 55's. Conveniently situated for a range of local amenities including shops, public transport facilities and Wolverhampton city centre. The apartment briefly comprises, entrance hall, living room, kitchen, bedroom and shower room.





## 47 GROSVENOR PARK

- Popular Residential Complex For Over 55's
- Lift Access To All Floors
- Communal Gardens/Parking Space
- Double Glazed/Electric Heating
- Conveniently Situated For Local Amenities
- Spacious Communal Lounge
- One Double Bedroom With Fitted Wardrobes



### ENTRANCE HALL

Doors to a useful storage cupboard, shower room, bedroom and the living room.

### LIVING ROOM

19'3" x 10'5"

Double glazed window, electric heater and an opening to the kitchen.

### KITCHEN

7'0" x 5'6"

Part tiled walls and fitted wall, drawer and base units with a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven, 4 ring electric hob and an integral fridge freezer.

### BEDROOM

13'0" x 9'0"

Double glazed window, electric heater and built in wardrobes with sliding mirror doors.

### SHOWER ROOM

Tiled walls, towel rail and suite comprising close coupled w.c, wash hand basin with vanity unit beneath and corner shower enclosure.

### COUNCIL TAX

Wolverhampton City Council - Tax Band B

### SERVICES

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

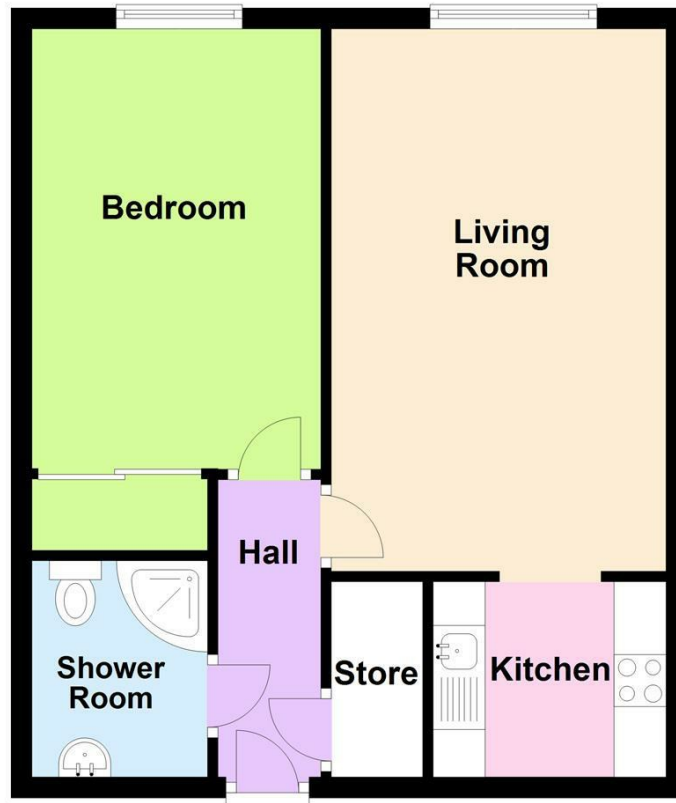
### TENURE Leasehold


The property is leasehold with a current lease term expiring on 5th September 2107. The agent understands that the most recent annual service charge for 2024 was £3,822.79 and the latest annual ground rent for 2024 was £529.20.

# 47 GROSVENOR PARK



## Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<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