



12 TILBURY CLOSE
WOLVERHAMPTON, WV3 8JW

OFFERS IN THE REGION OF £110,000
LEASEHOLD

CASH OFFERS ONLY - Traditional two bedroom ground floor apartment available with No Onward Chain situated in the sought after residential area of Castlecroft. Close to a comprehensive range of amenities, the property offers well proportioned accommodation comprising entrance hall, living room, kitchen, two double bedrooms and shower room. To the front there is a driveway providing off road parking, whilst to the rear is a private garden with two useful 2 storage rooms.



12 TILBURY CLOSE

- CASH OFFERS ONLY with No Onward Chain
- Two Double Bedrooms
- Driveway To Front
- Garden To Rear
- Spacious Living Accommodation
- Secure Intercom Entry System



APPROACH

The property is approached via a secure communal entrance with intercom system. There is a driveway providing off road parking for several vehicles.

ENTRANCE HALL

Double glazed window, radiator, storage cupboard, intercom receiver and doors to:

LIVING ROOM

Two double glazed windows, wall mounted gas fire, radiator and intercom receiver.

KITCHEN

Double glazed window, part tiled walls, radiator and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit. There is space for various household appliances including cooker, fridge and plumbing for a washing machine. A door provides access to a useful pantry and a part glazed door provides access to the rear garden.

BEDROOM ONE

Two double glazed windows and radiator.

BEDROOM TWO

Two double glazed windows and radiator.

WET ROOM

Double glazed obscure window, tiled walls, radiator and suite comprising low level w.c, wash hand basin and shower.

REAR GARDEN

To the rear of the property is a private rear garden with a paved patio area and lawn beyond. There are two useful store rooms and a side gate provides access to the front.

COUNCIL TAX

Wolverhampton City Council - Tax Band A

PARKING

A driveway to the front provides off road parking.

SERVICES

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

TENURE Leasehold

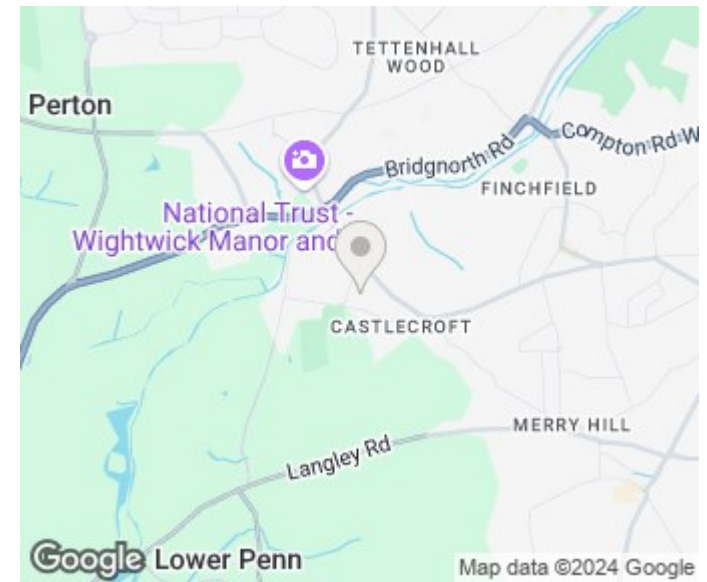
The property is leasehold with a current lease term of 125 years from 17th July 2017.

The most recent annual service charge was approximately £568.00 and ground rent £10.00.

12 TILBURY CLOSE



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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