



53 CHURCH CRESCENT WOLVERHAMPTON, WV11 2BP

OFFERS IN THE REGION OF £99,950
LEASEHOLD

NO CHAIN - Two bedroom first floor apartment situated in the popular villa of Essington close to local amenities including shops, schools and access to public transport. The property offers well proportioned accommodation featuring a communal entrance hallway, entrance lobby, living room, two double bedrooms, kitchen and bathroom. Gas Central Heating & Double Glazed Throughout. Ideal Investment Or First Time Buy.



53 CHURCH CRESCENT

- NO ONWARD CHAIN • VILLAGE LOCATION • IDEAL FIRST TIME BUY OR INVESTMENT • TWO DOUBLE BEDROOMS • LIVING ROOM • KITCHEN • CLOSE TO LOCAL AMENITIES • LINKS TO M54 & M6 MOTORWAY NETWORK



APPROACH

The property is approached via a communal hallway with stairs leading to the first floor.

ENTRANCE HALL

Intercom receiver and door to the living room,

LIVING ROOM

14'11" x 12'7"

Double glazed window to the front, radiator, doors to the inner lobby and kitchen.

KITCHEN

9'3" x 8'9"

Double glazed window to the rear, radiator, built in storage cupboard and a range of kitchen units with a stainless steel sink and drainer with mixer tap.

BEDROOM ONE

13'6" x 10'0"

Double glazed window to the front and radiator.

BEDROOM TWO

12'5" x 8'8"

Double glazed window to the rear and radiator.

BATHROOM

Double glazed obscure window to the rear, part tiled walls, radiator, pedestal wash hand basin, close coupled w.c and pannelled bath.

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 14th June 2004 to 14th June 2129. There are approximately 104 years remaining. Our vendors have advised that the annual ground rent is £10.00 per annum and the annual service charge is approximately £829.00 per annum.

We encourage any interest party to ask their legal representative to verify these figures.

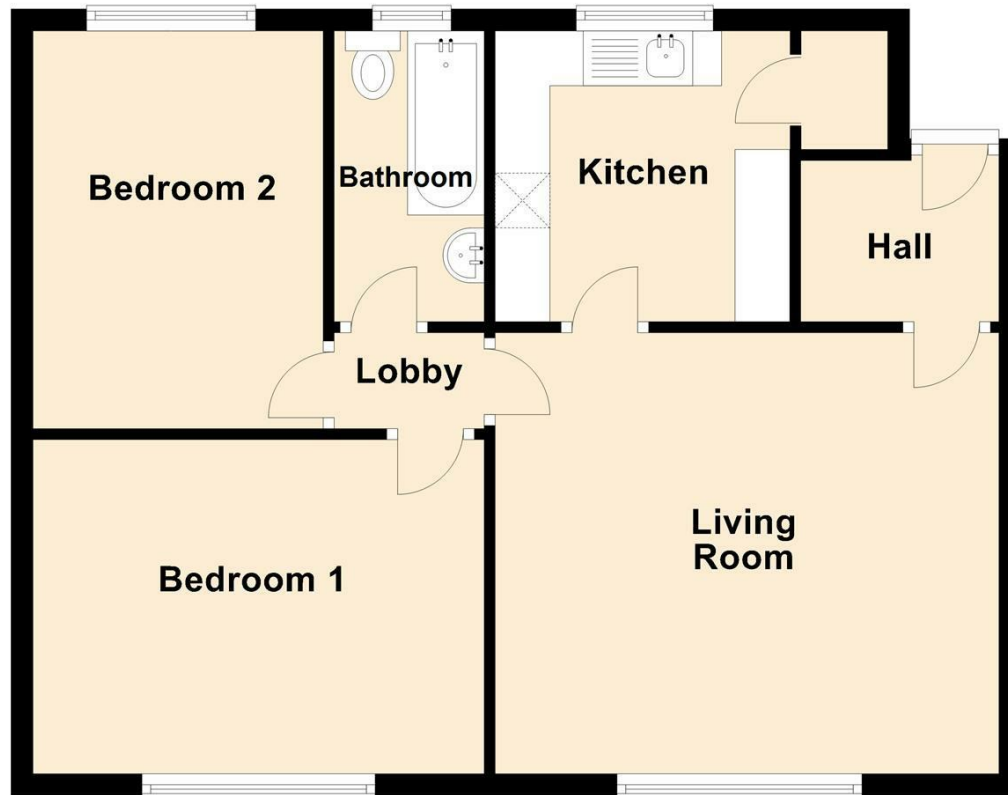
PARKING

The agent understands that there is no allocated parking for the property although unallocated communal parking available.

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First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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	



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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